
NEMAHA COUNTY

Nebraska Historic Building Survey

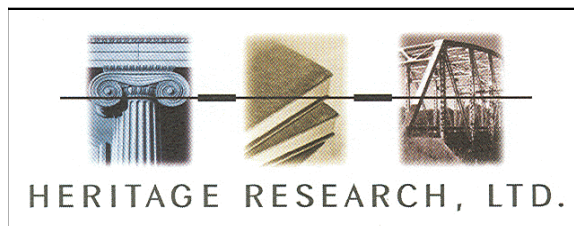
Prepared for:

Nebraska State Historical Society



Prepared by:

Heritage Research, Ltd.
Historical/Environmental Consultants
N89 W16785 Appleton Avenue
Menomonee Falls, WI 53051



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EXECUTIVE SUMMARY

The Nebraska State Historical Society (NSHS) contracted with Heritage Research, Ltd., to conduct a Nebraska Historic Buildings Survey (NeHBS) of Nemaha County. The survey was conducted in the fall of 2003 to document properties that possess historic or architectural significance. Nemaha County was previously surveyed in 1977, when 334 properties were identified and recorded in the NeHBS. These properties were reevaluated as part of this project. In addition, 426 properties were newly identified and documented.

Surveyed properties were evaluated for their potential to be eligible for the National Register of Historic Places (National Register). Thirty-eight individual properties in Nemaha County are recommended as potentially eligible for the National Register.

Within the report, when a surveyed building is mentioned, its NeHBS site number follows its reference in the text (NH01-001, for example). These site numbers begin with an abbreviation of the county, NH for Nemaha County, and a two-digit number referring to its location within the county. Each community has a number, for example Auburn is "01" and rural sites are numbered "00." The last three numbers refer to the specific building or structure within the NeHBS inventory.

Heritage Research, Ltd. would like to thank the following state and local organizations and individuals for assisting us with this study: local residents who participated in the public meeting; the staff at the Nemaha Valley Museum; Mary Kruger, City of Auburn Council Person; Jill Ebers, Bill Callahan, Bob Puschendorf, and Stacy Stupka-Burda of the Nebraska State Historic Preservation Office (NeSHPO); and the staff of the Nebraska State Historical Society Archives and Library.

Heritage Research prepared this report under contract to the NSHS. Brian Faltinson was the principal historian for Heritage Research who prepared the survey and report. He was assisted by Michael McQuillen and John N. Vogel.

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Images shown in the glossary are adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, vol. 2, Architecture (Madison, Wis.: State Historical Society of Wisconsin, 1986). Other images are 2003 and 2004 survey photographs taken by Heritage Research.

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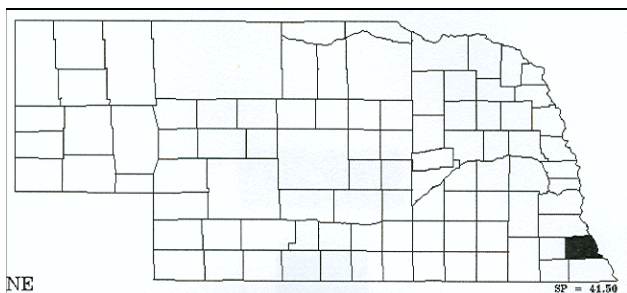
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CHAPTER 1: HISTORICAL OVERVIEW

Nemaha County



Nemaha County is in southeastern Nebraska

Located in the southeastern corner of Nebraska, Nemaha County is approximately 462 square miles in size. The county's most significant geographic feature is the Missouri River, which forms its eastern boundary. The Little Nemaha River runs from the northwest to the southeast and is the major waterway that traverses the county. Beyond the western bluff of the Missouri River Valley, the prairie terrain of Nemaha County ranges from flat to gently rolling with numerous small, tree-lined streams that create a picturesque landscape.

The Kansas-Nebraska Act of 1854 opened up settlement in Nebraska with the creation of the Nebraska Territory. However, a small Indian trading post named St. Deroin existed in the southeastern corner of present-day Nemaha County as early as 1853. In 1855, the Territorial Legislature created Nemaha County and placed the county seat in the fledgling Missouri River town of Brownville, which emerged as a prominent steamboat port during the 1850s and 1860s.¹

Until the 1880s, most settlement occurred along the Missouri River and such steamboat towns as Nemaha and Peru, as well as a few that no longer exist, sprouted along the river to serve the growing population. The county's interior remained sparsely settled until the arrival of railroads. Railroad speculation occurred as early as 1857 with the proposed Brownville, Fort

Kearney & Pacific Railroad that promised to make Brownville one of the principle cities of Nebraska. The scheme was a hot topic in the community over the next decade. But the line was never built and the debt incurred by Brownville as it sought to attract the railroad destroyed the village's status as a significant community. It was not until 1874 that a railroad entered the county, which occurred when the Nebraska Railway Company extended a line from Nebraska City through Peru to Brownville. In 1879, the line was extended south-ward to Nemaha and then westward two years later on its way to Beatrice—about thirty miles away in Gage County. The line resulted in the platting of the villages of Calvert (later Auburn) and Johnson. The railroad later became part of the Burlington & Missouri system.²

The Missouri Pacific Railroad was the other major railway to develop in Nemaha County and it resulted in the creation of many of its communities. In 1881, a track that connected Kansas with Omaha bisected the county and led to the settlement of Howe, Glen Rock and Brock, as well as providing for significant growth in the struggling Village of Sheridan, which, along with the neighboring Village of Calvert, merged in 1883 to form the new community of Auburn. Six years later, a branch line from Auburn to Nebraska City was built by the Missouri Pacific, which resulted in the creation of Julian. These railroads shifted the county's commercial and government emphasis from Brownville, on the Missouri River, to Auburn, in the center of the county. This shift in economic emphasis also brought the county seat to Auburn from Brownville in 1883. After occupying a small, frame courthouse in Auburn, the county government in 1900 moved into a substantial stone building designed by noted Nebraska architect George Berlinghof (listed in the NRHP in 1990). The year 1900 also coincided with the county's population peak of 14,952.³

Nemaha County's primary focus has always been

on agriculture. Due to the good transportation opportunities afforded by the Missouri River, the area was one of the first settled in the state. As a result, the county recorded 25,080 cultivated acres on the 1860 census, a number sufficient to make it a close second to Otoe County. The county's farms ranked third in cash value at \$392,655. By 1890, the county's farmers cultivated 113,018 acres. Over the next ten years, the number of farms in Nemaha County plateaued at 1,738. These farmers continued to improve their enterprises and cultivated 213,590 acres in 1910. However, the 1920s were a time of agricultural depression in Nebraska and, by 1930, the county claimed 1,511 farms that tilled only 173,190 acres. Hard times continued into the 1930s and agricultural production fell steadily until the advent of World War II.⁴

From the county's earliest days, corn was by far the farmer's crop of choice. Census records in 1860 indicate a harvest of 202,814 bushels, while wheat, the next closest crop, recorded a harvest of only 18,677 bushels. Smaller amounts of oats and potatoes also were raised. By 1890, the impact of railroads on cash crop farming and the settlement of the county's interior was evident in that corn production had skyrocketed to 4,084,020 bushels, the oat harvest totaled 539,483 bushels and the wheat crop was recorded at 161,528 bushels. These numbers remained relatively stable over the next decade, as demonstrated by the 1900 harvest. Corn produced that year totaled 4.2 million bushels, oats comprised 769,270 bushels and wheat yielded 315,500 bushels. Twenty years later, the Nemaha County's crop production mirrored a statewide decline. The 1910 harvest totaled 2.1 million bushels of corn, 564,072 bushels of oats and 567,066 bushels of wheat.⁵

Nemaha County was also prominent in producing livestock. Swine were among the first animals raised in any great quantity in the region. There were 3,331 swine present in 1860, a number that jumped to 63,293 by 1890 before declining to 43,140 in 1920. Cattle also proliferated in the

county. There were 2,033 head of cattle present in 1860, a number that grew to 31,405 in 1890 before declining to 21,966 in 1920. The majority of the cattle within the county were raised for beef, but dairying did exist and 5,311 cows produced 1.4 million gallons of milk in 1920.⁶

The commercial production of fruit is unique to southeast Nebraska, and it was also a part of Nemaha County's agricultural heritage. Centered around the Brownville area, the county's fruit growers in 1890 raised 127,278 bushels of apples, 4,363 bushels of peaches and 869 bushels of cherries. These numbers placed the county within the state's top five counties in fruit production. Twenty years later, fruit growers had increased their production significantly. The 1910 harvest included 128,381 bushels of apples, 5,358 bushels of peaches and nectarines, 2,507 bushels of cherries, 169,820 pounds of grapes and 84,300 quarts of berries. The Great Depression, prolonged drought, insects and a severe frost in 1940 virtually ended commercial fruit farming in Nemaha County.⁷

Since World War II, Nemaha County has endured change—similar to most rural counties in Nebraska. Many of the county's rural school districts have consolidated with facilities located in the cities of Auburn and Johnson. As well, the county's population has declined steadily from 12,781 in 1940 to 7,980 in 1990. The area remains tied primarily to an agricultural economy, although tourism is growing along the Missouri River.⁸

Auburn

Auburn is Nemaha County's largest city. It emerged as the two separate, nearby settlements of Sheridan and Calvert were combined. Sheridan, which was located along the Brownville-Beatrice Road, was platted in 1868 and named after General Philip Sheridan. The community grew slowly. Wesley Dundas opened a general store, in which he also operated a post office, but little

other development occurred in the community until 1882 when the Missouri Pacific Railroad arrived. Eleven business buildings and fourteen homes were constructed later that year.⁹

Calvert emerged one-half mile to the south of Sheridan and was platted in 1881 to provide a station for the newly constructed Burlington & Missouri Railroad. The railroad sparked growth immediately. Within a year, Calvert claimed a 33,000-bushel grain elevator, three general stores and liverys, two drug stores and lumberyards, as well as a grocer, furniture store, hardware store, blacksmith, butcher and a hotel. Cultural pursuits also materialized quickly with the organization of three churches, a Good Templars lodge and a library association.¹⁰



This historic image pictures Auburn's Methodist Episcopal Church, now the Auburn Methodist Church (NH01-004).

Perhaps wanting to capitalize on their recent, individual successes, the communities of Sheridan and Calvert merged in 1883 to become the City of Auburn—which soon claimed the county seat from Brownville. Auburn was by 1900 a thriving city with a population of 1,600. It evolved thereafter as the home of county government and as an agricultural support center. Auburn claimed over 3,400 residents in the year 2000. (See Chapter 4 for a more detailed discussion of Auburn.)

Brock

Situated in the county's northwest quadrant and

south of the Nemaha River, Brock first emerged in 1854 as a small settlement named Dayton. The community grew slowly. Its first church congregation evolved in 1855, while the first school started in 1858. And a grist mill operated in the hamlet by 1867. The settlement underwent several name changes before residents agreed in 1882 upon the name of Brock. That same year, the Missouri Pacific Railroad arrived and sparked a building boom that included twenty-six stores and residences. The village claimed at that time a population of two hundred, as well as a variety of businesses that included general merchandise, hardware, drugs, lumber and clothing merchants. Other services included a pair of blacksmith shops, a meat market and two doctors. Travelers also enjoyed the community's two hotels and restaurant. Meanwhile, the Union School opened in 1884.¹¹

Growth continued. Brock claimed by 1890 a population of 350, three churches, a school, twenty-three businesses—including the Bank of Brock—two grain elevators and two hotels, along with the usual assortment of general stores, blacksmith shops and grocers. By 1900, the population of Brock had peaked at 543.¹²

Brock continued to serve the surrounding countryside as an agricultural support center. Farmers sold their harvests to the Farmers Union Elevator or the Brock Elevator. An assortment of stores and services continued to exist, including several general stores, a café, lumber yard and feed store. Additionally, Brock residents began to utilize products and services unique to the twentieth century, including automobile garages and gas stations, along with radios and a telephone exchange. Students began to attend a large, new school building (NH02-001) that was constructed in 1926. Nevertheless, over the first half of the 20th century, Brock's population and commercial base gradually declined. It claimed only 213 residents in 1960, a number that had dwindled to 143 in 2001.¹³

Brownville

Brownville is one of the oldest settlements in Nebraska. The community traces its origin to Richard Brown's arrival in 1854 and his construction of a crude cabin. Others followed. Ferry service across the Missouri River was established in 1855, the same year in which a Campbellite church was organized and a general store opened. Brownville was incorporated in 1856 and named the county seat of Nemaha County. In the early days, it was thought that Brownville would become "the principal town of Nebraska" because it was ideally suited for service with its river port on the east side of town and access to the territory's interior on the west.¹⁴

Brownville's dream of becoming a major city was shattered due to misguided railroad investing. Although the idea of turning Brownville into a terminal point for railroads extending west existed since 1857, it was not until 1867 that a Missouri railroad began studying the expansion of its system across the Missouri River at Brownville. Soon the Brownville, Ft. Kearney & Pacific Railroad was created to construct a westbound line from the city. Local citizens rushed to invest in the new venture and \$100,000 was raised quickly. The City of Brownville also issued a \$59,000 bond for the railroad. Nemaha County also invested in the scheme by 1870, as did other communities. Indeed, nearly \$300,000 of public funds were invested in the company. Ground was broken in 1870 for a ten-mile section of the line. But disputes over bonds, slow construction and a financial panic in 1874 forced the line to consolidate with the Nebraska Railroad, which did construct a branch line from Brownville to Nebraska City. Thus the dream of a western railroad that would make Brownville the "principal town of Nebraska" did not materialize, although taxes on the railroad bonds remained. This resulted in Brownville's steady decline throughout the remainder of the nineteenth century.¹⁵

Brownville's misfortune continued. A series of

floods destroyed the county fair grounds where the state fair had been held in 1870 and 1871. Grasshoppers destroyed most of the area's crops in 1875 and the village's Missouri River ferry sank in 1880. Fires also consumed several of Brownville's most prominent buildings. Finally, in 1883, county residents voted to move the county seat from Brownville to Auburn—then the most prominent community in the county. Brownville's population reflected these problems. It peaked at 1,305 in 1870, a number that declined to 425 only thirty years later.¹⁶

The community's decline continued. Brownville reached perhaps its lowest point in 1903 when a massive fire destroyed many of the town's most prominent commercial buildings. From that point, things slowly started to improve. The area's economy evolved and, due to the earlier horticultural efforts of former governor Robert Furnas, Brownville developed a thriving fruit industry that was important until a deadly freeze in 1940 killed off most of the orchards. Another twentieth century boon to the community occurred in 1939, when the Brownville Bridge (NH00-085) across the Missouri River was constructed.¹⁷



The Brownville Bridge (NH0085-085) as pictured in a post card that likely dates to the 1950s.

In 1970, most of Brownville was placed on the National Register of Historic Places as a historic district and many of its remaining settlement-era buildings have been restored. This listing was followed in 1977 by the listing on the National Register of the Captain Meriwether Lewis, a

Missouri River dredge moored adjacent to Brownville that is also a National Historic Landmark. Preservation efforts that promote the village's tourist industry continue to this day.

Brownville: A Story of Nebraska "Firsts"

Brownville holds a remarkable number of "firsts" in the history of Nebraska. Many may be considered trivia, but their presence suggests the community's importance in the initial development of the territory that would become the State of Nebraska. The list was compiled by an amateur historian and includes the facts that Brownville claimed the first marriage, as well as the first birth and death of a white person in the territory. The first physician and first male and female lawyers in Nebraska also practiced in Brownville. The year 1855 was significant for firsts in Brownville. In that year the community claimed the opening of the territory's first school, church, drug store, mercantile store, steam sawmill and ferry franchise. Brownville is also in a notable agricultural area that is celebrated for growing apples, wheat and alfalfa. It was the location of the first county fair and, in 1863, had the nation's first homestead claim registered under the Homestead Act. Finally, the Brownville Historic District is the state's first historic district listed on the National Register of Historic Places.

Dorothy Broady, *Brownville, Nebraska Territory: A Photographic Essay* (N.p.: Barnhart Press, 1973), nonpaginated.

Glen Rock

Glen Rock was established as a depot for the Missouri Pacific Railroad in 1882. The settlement touted a population of 100 by 1891, as well as a general store, flour mill, drug store and grain dealer. The community's close proximity to Auburn limited its growth and its post office was discontinued in 1930. Research revealed little additional information on the hamlet, which consists today of a handful of houses.¹⁸

Howe

The village of Howe was named after Church Howe, who was one of Nemaha County's most prominent early citizens, as well as a consul to England. It was platted in 1882 as a station on the Missouri Pacific Railroad. A state business gazetteer cites Howe's 1890 population at one hundred. Along with a Methodist church and a school, the town supported such commercial interests as a general store, drug store, lumber yard, hardware store and a physician. Agricultural enterprises included a grain elevator, flour mill, two agricultural implement dealers and a blacksmith shop.¹⁹

Howe continued to serve the role of an agricultural support center into the early 1900s as farmers patronized a stockyard and a pair of grain elevators. Business enterprises included a bank, hotel, restaurant, barber shop, general store and meat market. The advent of the automobile and the development of a state and federal highway system, which had bypassed Howe by 1933, caused the village to decline. The community lost its post office in 1962, but retained a grade school and church into the 1980s.²⁰

Johnson

Johnson was originally established one-half mile east of its current location when a store was opened in 1861 on a parcel owned by Julius A. Johnson. The store, and a few houses, were built on speculation. Specifically, it was thought that the Brownville, Fort Kearney & Pacific Railroad would pass through the fledgling community. But that road was never built. Thereafter, the Burlington & Missouri Railroad selected in 1882 a station location at the current townsite. As a result, the hamlet's dozen buildings were moved to the newly erected depot. Soon new organizations included an elevator and a stockyard, as well as a Methodist church.²¹

Johnson's population numbered 250 in 1890. The

business district included twenty-nine enterprises that supported the surrounding agricultural community. Prominent businesses included a bank, grain elevator and several hotels. The village incorporated in 1894 and its population reached a height of 352 in 1900.²²

Johnson has always maintained a variety of businesses for a town its size. The community included two banks, several stores, a hotel and a café in the late 1920s. About the same time, several automobile garages, service stations, an electric shop and a telephone exchange were located in the town. Johnson's population slowly declined. It dropped to 262 in 1950, but rebounded to 304 a decade later. A reason for this modest increase was the establishment of the Johnson Chamber of Commerce in 1949, which pursued the development of a municipal sewer system and street paving.²³ Its population in 2001 was 323.

Julian

The village of Julian is located in north central Nemaha County, along the Otoe County border. Its origin is traced to the establishment of a rural post office in 1880. The area was settled by a sizeable number of French immigrants, who organized in 1881 St. Bernard's Catholic Church. The Missouri Pacific Railroad constructed a line in 1887 that connected Auburn and Nebraska City. This resulted in the creation of a depot and townsite, the latter of which was named for a prominent local land owner named Julian Bahuaud.²⁴

Julian grew quickly. Within three years it was a thriving local agricultural support center that included a drug store, general store, grain elevator, hardware store and blacksmith shop. The community also supported a school and a Methodist congregation, in addition to the aforementioned Catholic church. Julian's residents enjoyed electric lighting and telephone service by the turn of the century, as well as the

social benefits of several fraternal organizations that met at the I.O.O.F Hall located on West Street (NH07-014). The business district matured and the village possessed by 1910 three grain elevators and general stores, a pair of hotels, meat market, hardware store, dress shop and a saloon, in addition to a few other stores. The town's population highpoint of 206 residents was also reached that year.²⁵

Beginning with the Great Depression, Julian's population and business district began to decline. A significant reason was that the emerging state and federal highway system had by 1933 bypassed the village. By 1960, the population had declined to 131 and most of the business buildings were vacant by the 1970s.²⁶ The town's population in 2001 was 71.

Nemaha

Located approximately five miles south of Brownville, near the confluence of the Little Nemaha and Missouri rivers, Nemaha was platted in 1854 and the territorial legislature incorporated Nemaha City the next year. Soon a grist mill and ferry were established along the Little Nemaha River. Other services included the opening of a post office in 1856 and the creation of a public school and Methodist church the following year. A small number of general stores, hotels and other merchants opened in Nemaha over the next few years. However, the hamlet remained stagnant until the Burlington & Missouri Railroad arrived in 1879. The line initially connected Nemaha with Brownville. Two years later, it was extended to Auburn. A separate railroad line was constructed in 1883 to Salem, in Richardson County. Two years after the railroad arrived, the village was served by a 17,000 bushel grain elevator and twenty-one businesses—including general stores, blacksmith shops, butcher shops and a variety of other enterprises. Three doctors and two lawyers also provided services in the community.²⁷

Nemaha fielded by 1890 an impressive array of businesses and industry for a town of its size. Beyond the typical scope of general stores, blacksmith and hotels, Nemaha was home to a pair of meat markets, restaurants, millineries and drug stores, along with an opera house, newspaper, grocery store and barber shop. The village also claimed two grain elevators, a roller mill, flour mill and brick manufactory.²⁸

Nemaha's population peaked in 1900 at 400 residents. The village's fortunes appeared to decline shortly thereafter, and only a handful of businesses was found in the village by the late 1920s. The railroad link to Auburn was abandoned in 1955, and the community's population numbered 232 in 1960.²⁹ Nemaha claimed 188 residents in 2001.

Peru

Nemaha County's second largest community is Peru, which is located in the county's northeastern corner. The settlement was surveyed in 1857 by W.H. Dunbar, who was working for a small group of townsite speculators headed by C.W. Chambers. Peru soon received a post office that had been previously located in the nearby, and failed, settlement of Mt. Vernon. Several warehouses, stores and inns to handle steamboat traffic were also constructed that year, since the Missouri River was immediately adjacent to the town at that time. Growth continued. A school was established in 1858 and a Methodist congregation was organized the following year.³⁰

The Nebraska Railroad completed in 1874 a line that traveled through Peru and connected Nebraska City to Brownville. This line, and other railroads, caused a decline in steamboat traffic at the city's wharf. The community's dwindling waterway traffic was further hindered by the changing course of the river which, by the 1890s, had moved eastward and left Peru an inland

community. Meanwhile, the town of 450 featured twenty-four businesses ranging from a pair of brickyards to such standard enterprises as general stores, groceries and blacksmith shops.³¹

While Peru's fortunes as a steamboat port declined, the community began to focus on the development and growth of what would become its most important institution—Peru State College. Evolving as an agricultural support community, as well as a college town, Peru entered the twentieth century with some economic vitality that has now carried it into the twenty-first century. The community's population in 2001 was 1,110.

Peru State College

Peru State College, first known as Mt. Vernon College, was organized in 1863 by John M. McKenzie. It was Nebraska's first public college.

Mt. Vernon College was associated with the Methodist Church and opened with an enrollment of fifty students, as well as the construction of several buildings. The college was sold in 1867 to the state for the purpose of creating a state normal school—an institution that educated future teachers. The first enrollment at the Nebraska State Normal School was 120, a number that rose by 1880 to 274. The school was the state's primary teacher training institution until 1905. The state reorganized in 1921 its four normal schools into four-year, degree-granting institutions. At that time the facility was renamed Nebraska State Teacher's College—Peru. A further reorganization in 1949 changed the name to Peru State Teacher's College. The school finally became in 1963 Peru State College. During most its history, enrollment at the college measured in the hundreds. But it had risen to 1,500 by 1986.

Andreas, ed., *History of the State of Nebraska*, Part 11, Pages, 6-9; Mears, *Hills of Peru*, 3-9; *A History of Nemaha County* (1987), 42.



Downtown Peru in what is likely the turn of the century period.

NOTES:

1. Andreas, ed., *History of the State of Nebraska* (Chicago: Western Historical Company, 1882), Part 1, p. 1-3; Part 2, p. 5. The Andreas history is located at www.rootsweb.com/~nerosour/andreas/hon_cnty.html.
 2. Andreas, ed., *History of the State of Nebraska*, Part 3, Pages 7-10.
 3. Andreas, ed., *History of the State of Nebraska*, Part 3, Page 9; *A History of Nemaha County* (1987), 3-4, 8; Magie and Jones, *A History and Historic Sites Survey*, 67; Nebraska Department of Natural Resources, "Population of Nebraska Counties: 1860-1990," Material online at www.nrc.state.ne.us/databank/census/cencty.txt, Accessed on 22 August 2003.
 4. United States Department of Commerce, Bureau of the Census (USDC.BC), *Agriculture of the United States in 1860; Compiled from the Original Returns of the Eighth Census* (Washington, D.C.: Government Printing Office, 1864), 172-75; USDC.BC, *Report on the Statistics of Agriculture in the United States at the Eleventh Census: 1890* (Washington, D.C.: Government Printing Office, 1895), 375-76; USDC.BC, *Twelfth Census of the United States Taken in the Year 1900: Agriculture* (Washington, D.C.: Government Printing Office, 1902), 458; USDC.BC, *Thirteenth Census of the United States Taken in the Year 1910*, 9 vols. (Washington, D.C.: Government Printing Office, 1913) 5:770; *Sixteenth Census of the United States: 1940—Agriculture, Volume II* (Washington, D.C.: Government Printing Office, 1942), 771.
 5. *Agriculture of the United States in 1860*, 172-75; *Report on the Statistics of Agriculture in the United States at the Eleventh Census: 1890*, 375-76; *Twelfth Census of the United States Taken in the Year 1900*, 174; *Thirteenth Census of the United States Taken in the Year 1910*, 7:54. Census records after 1910 cite grain production as a monetary value rather than bushels produced.
 6. *Agriculture of the United States in 1860*, 172-74; *Report of the Statistics of Agriculture in the United States at the Eleventh Census*, 297, 338; *Fourteenth Census of the United States Taken in the Year 1920*, 13 vols. (Washington, D.C.: Government Printing Office, 1922), 4:705. Census records after 1920 cite livestock production as a monetary value rather than head counts.
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7. *Report on the Statistics of Agriculture in the United States at the Eleventh Census: 1890*, 521; *Thirteenth Census of the United States Taken in the Year 1910*, 7:54; Brown, *The Brownville Story*, 114-15; *Auburn and Southeastern Nebraska*, 65.
 8. *A History of Nemaha County* (1987), 14; Nebraska Department of Natural Resources, "Population of Nebraska Counties: 1860-1990."
 9. Andreas, ed., *History of the State of Nebraska*, Part 15, Pages 4-6; Magie and Jones, *A History and Historic Sites Survey*, 46-47.
 10. Andreas, ed., *History of the State of Nebraska*, Part 15, Pages 4-6; Magie and Jones, *A History and Historic Sites Survey*, 46-47.
 11. Andreas, ed., *History of the State of Nebraska--Nemaha County*, Part 17, Pages 2-4.
 12. *Nebraska State Gazetteer & Business Directory, 1890-1891*; Magie and Jones, *A History and Historic Sites Survey*, 50-51.
 13. *Auburn, Nebraska, Telephone Directory, 1927-28*, 20; Magie and Jones, *A History and Historic Sites Survey*, 51; *A History of Nemaha County* (1987), 6.
 14. Marion Marsh Brown, *The Brownville Story: Portrait of a Phoenix, 1854-1974*, Reprint from *Nebraska History* 55:1, (Spring 1974):1-4.
 15. Brown, *The Brownville Story*, 72-83, 92-101.
 16. Andreas, ed., *History of the State of Nebraska*, Part 4, Pages 5-9; Brown, *The Brownville Story*, 104-08; Magie and Jones, *A History and Historic Sites Survey*, 51.
 17. Brown, *The Brownville Story*, 108-09. The Brownville Bridge is also listed as NH03-060 in the NeHBS.
 18. *A History of Nemaha County* (1987), 11; *Nebraska State Gazetteer & Business Directory, 1890-1891*.
 19. *A History of Nemaha County* (1987), 7; *Nebraska State Gazetteer & Business Directory, 1890-1891*.
 20. Magie and Jones, *A History and Historic Sites Survey*, 66-67; *A History of Nemaha County* (1987), 7; *Sinclair 1933 Nebraska Road Map*.
 21. Andreas, ed., *History of the State of Nebraska--Nemaha County*, Part 19, Page 2; *A History of Nemaha County* (1987), 7.
 22. *Nebraska State Gazetteer & Business Directory, 1890-1891*.
 23. *Auburn, Nebraska, Telephone Directory, 1927-28*, 15-16; Magie and Jones, *A History and Historic Sites Survey*, 67-68; *A History of Nemaha County* (1987), 7.
 24. Magie and Jones, *A History and Historic Sites Survey*, 68; *A History of Nemaha County*(1987), 8-9.
 25. *Nebraska State Gazetteer & Business Directory, 1890-1891*; *A History of Nemaha County* (1987), 8-9.
 26. Magie and Jones, *A History and Historic Sites Survey*, 68; *A History of Nemaha County* (1987), 8-9; *Sinclair 1933 Nebraska Road Map*.
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27. Andreas, ed., *History of the State of Nebraska*, Part 13, Page 2-7; *A History of Nemaha County*, 9-10.
 28. *Nebraska State Gazetteer & Business Directory, 1890-1891*.
 29. *Auburn, Nebraska, Telephone Directory, 1927-28*, 19; Magie and Jones, *A History and Historic Sites Survey*, 68.
 30. Andreas, ed., *History of the State of Nebraska*, Part 11, Pages 4-5; Magie and Jones, *A History and Historic Sites Survey*, 70-71.
 31. Mears, *Hills of Peru*, 6-7; *Nebraska State Gazetteer & Business Directory, 1890-1891*.
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CHAPTER 2: SURVEY RESULTS

Research Design

Objectives

The Nebraska State Historical Society (NSHS) contracted with Heritage Research, Ltd. (HRL) to identify and document significant historic, architectural and landscape resources within Nemaha County. Architectural historians from Heritage Research, Ltd. conducted a Nebraska Historic Buildings Survey (NeHBS) in the autumn of 2003 and winter of 2004. The survey builds upon the previous efforts undertaken by the NSHS in 1976. The survey verified the location and evaluated the current status of previously surveyed resources and identified additional resources that qualify for inclusion in the NeHBS. HRL examined the integrity and significance of each previously surveyed and newly identified resource, and its potential eligibility for listing in the National Register of Historic Places (National Register). The survey team also reviewed resources collectively to determine their potential to contribute to a National Register Historic District. For more information on the NeHBS refer to *Chapter 5: Preservation in Nebraska*.

Methodology

Prior to performing fieldwork, repositories including the Nebraska State Historical Society Library, University of Nebraska-Lincoln Love Library and the Nemaha Valley Historical Museum were visited in order to obtain general background and site-specific information on Nemaha County and its communities. For previously surveyed properties, additional information in the form of site files, survey cards and maps were collected from the Nebraska State Historic Preservation Office (NeSHPO).

Between October and November 2003, HRL surveyed every public road and street in Nemaha County. Based on a policy of avoiding trespassing

on private property, distant properties that could not be photographed from the public right-of-way were not inventoried. Likewise, properties obscured by foliage were not surveyed. The HRL field crew identified properties with historic and architectural significance that met the following evaluation criteria outlined in the *Nebraska Historic Buildings Survey Manual*:

- C Have reached an age of 50 years or greater
- C Retain physical integrity
- C Situated in their original location

In accordance with Nebraska Historic Building Survey (NeHBS) guidelines, properties that fell short of the 50-year-old criterion were included in the survey if they were of exceptional importance or are an unusual property type.

In order to retain integrity, a property must possess many original features and characteristics, for instance, size and scale, building materials and elements, of its architectural style. To put it more simply, a property must retain a high degree of recognizability compared to its historic appearance. Integrity is affected in cases where original building materials and features, such as windows, doors and porches, have been removed or altered. Modern materials including new sidings (e.g. vinyl, asphalt, aluminum, permastone) and recently constructed additions that obscure historic materials and features also negatively affect integrity. Standards of integrity are more rigorously applied to houses than to other property types, commercial buildings for instance, due to their generally greater number in county surveys.

Farmsteads and building complexes were evaluated in their entirety and, if the primary building of a farmstead (e.g. house and/or barn) or complex did not retain integrity, then associated buildings were not surveyed. Abandoned buildings were surveyed if they dated to the nineteenth century, represented a unique property type or possessed construction materials, such as

stone, that are indigenous to the area being surveyed. In terms of commercial buildings, first-floor storefront alterations are recognized as fairly common and did not exclude a commercial building from being surveyed.

The field survey involved taking at least two black-and-white photographs of newly surveyed properties. Description information (i.e. size, height, materials, roof type) were recorded on inventory forms and the property location mapped. These properties were documented according to the NeHBS manual and classified by the historic context and property type codes developed by NeSHPO. Previously surveyed properties were reevaluated and, for those retaining integrity, their survey card were updated and a new photograph taken.

Limitations and biases of the survey included a review of only those properties and resources identifiable from the public right-of-way and not obscured by foliage or other obstructions. HRL field crew noticed an increase in the amount of foliage and general vegetation, especially surrounding residential properties, than compared with the previous survey of Nemaha County conducted in 1976.

The Nemaha County survey includes intensively surveying the Courthouse Square and downtown areas of the City of Auburn. Properties situated in these areas were similarly documented according to the NeHBS manual standards. These two areas are discussed specifically in Chapter 4 of this report.

National Register of Historic Places

Properties were evaluated for their potential eligibility for listing in the National Register of Historic Places (NRHP). The NRHP is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. To be eligible for National Register-

listing a property must be at least 50 years old and possess historic significance and integrity.

Historic significance is recognized and categorized under any of the following four criteria established by the National Park Service:

- C *Criterion A* - Property is associated with events that have made a significant contribution to the broad patterns of our history.
- C *Criterion B* - Property is associated with the lives of persons significant in our past.
- C *Criterion C* - Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- C *Criterion D* - Property has yielded, or is likely to yield, information important in prehistory or history. (Primarily applied to archaeological sites).

Certain kinds of properties are not usually considered for listing in the National Register including: religious properties, moved properties, birthplaces and graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past fifty years. However, these properties may be eligible for listing if they fall into any of the following categories:

- C Religious properties deriving significance from architectural or artistic distinction or historical importance.
- C Moved properties significant for their architectural value or that are the surviving structure most importantly

associated with a historic person or event.

- C Birthplaces or grave sites of historical figures of outstanding importance if there are no other appropriate sites or buildings directly associated with that person.
- C Cemeteries that derive their significance from graves of people of outstanding importance, from age, from distinctive design features, or from association with historic events.
- C Reconstructed buildings that are accurately executed in an appropriate environment when no other building or structure with the same association has survived.
- C Commemorative properties whose design, age, tradition, or symbolic value has imbued it with its own significance.
- C Properties that have achieved significance within the past 50 years if they are of exceptional importance.

Integrity, that is the ability of a property to convey its significance, is also assessed when determining if that property is eligible for listing in the NRHP. The National Park Service has defined seven qualities that help to evaluate the integrity of a property:

- C *Location* - the place where the historic property was built or where the historic event occurred.
- C *Design* - the shape, size, plan, structure, and style of the property.
- C *Setting* - the physical environment surrounding the historic property.
- C *Materials* - the building materials that were used to construct the property.

- C *Workmanship* - the evidence of the crafts, techniques and skills of a particular culture or people used to create the property.
- C *Feeling* - the property's expression of its historic sense of a particular period of time.
- C *Association* - the direct link between an important historic event or person and the historic property.

During the reconnaissance-level survey, color slides and digital images were taken of all properties deemed potentially eligible for listing in the NRHP. In the intensively surveyed areas consisting of the Courthouse Square and downtown sections of the City of Auburn, assessments were made to determine if enough integrity remains to list those areas as National Register Historic Districts.

All data acquired from the field survey was gathered and entered into the NeHBS database. This information, the history of Nemaha County and its communities, and recommendations for listing on the NRHP, are compiled to form this survey report. Additional products compiled through this project and submitted to NeSHPO include photograph contact sheets and negatives, color slides, maps, site plans, research files, as well as a CD-ROM consisting of digital images and copy of this report.

Survey Results

The 2003 NeHBS of Nemaha County evaluated 760 properties. The previous survey (1976) documented 334 properties, of which 234 were resurveyed. The remaining 100 properties were either not extant or suffered from a significant loss of integrity. As a result of this survey, an additional 426 properties were identified and documented for the NeHBS.

Illustrated Discussion of Significant Historic Contexts

The NeHBS of Nemaha County identified resources that reflect the historic contexts of the NeHBS manual as well as the NeSHPO. Distinct property types exist within each historic context, which provides an outline of a particular theme of Nebraska history. This survey identified 00 significant historical contexts. A brief discussion of these contexts with photographs of representative properties follows. A list of potentially eligible properties associated with these contexts is found in Chapter 3: Recommendations.

Agriculture

Agriculture refers to livestock and crop production. A significant number of properties surveyed during the NeHBS fall under the Agriculture context. The vast number of resources are farmsteads that are comprised of various outbuildings. Examples of outbuildings include dairy barns, hog barns, corn cribs, chicken coops and silos.



Barn: NH00-022.

Association

Resources identified with the Association context refer to those utilized for interaction based upon membership or affiliation with organizations and institutions. Properties that fall under this context

generally encompass meeting halls used by fraternal and social organizations like the Masons and the International Order of Odd Fellows. The NeHBS located several former halls used by various organizations throughout the county.

Commerce

The historic context of Commerce is affiliated with the buying and selling of goods that are moved from one place to another. Stores were the primary associated resource type found in the survey. Generally, these stores include frame buildings and substantial masonry structures located within distinct commercial districts within the various communities of Nemaha County. Other types of resources found in the county that would be included under the historic theme of commerce would be hotels and grain elevators.



This block of commercial structures is located in Auburn: NH01-Bc.

Diversion

Diversion relates to the participation in, or watching of, events or other activities that relax, entertain or provide amusement. Properties associated with this theme include the State Movie Theater and Legion Memorial Park—both in Auburn—the latter of which is to be nominated to the National Register in 2004. Meanwhile, the privately owned Coryell Park near Brock has been a popular recreational area since the 1930s.



A gabled structure in Coryell Park: NH00-020.

Education

The education context relates to the act or process of imparting or acquiring knowledge. This survey identified as associated property types both public and private schools, as well as a college campus. Schools located within communities generally were masonry structures ranging from between one and three stories in height. Meanwhile, rural schools included one-story, frame or masonry examples that were sparse in architectural detail. The most substantial education-related buildings in Nemaha County are on the campus of Peru State College. These large, masonry structures were built in such styles as the Neoclassical Revival and Collegiate Gothic.



School: NH00-275.

Government

The historic context of government relates to the

act or process of governing, and includes the organization and machinery through which a government debates decisions and delivers services. The NeHBS identified a number of properties related to this context. The most imposing are the Nemaha County Courthouse and a former Nebraska National Guard Armory. Other government-related resources include post offices in Auburn and Brownville, as well as a former Carnegie Library in Auburn.



A good example of a government building is the Auburn Post Office with its WPA-funded mural: NH01-056.

Religion

The religion context reflects a formalized and institutional belief and exercise of faith. Religious property types located during this survey are limited to churches and cemeteries. Churches generally range from substantial brick or masonry structures to simple frame examples. A variety of architectural styles are evident and include Neo-Gothic Revival to Neoclassical. Generally, religious properties must meet a special set of criteria for inclusion of on the National Register. They are eligible if they derive their primary significance from architectural distinction or historical importance. Specifically, religious properties are evaluated on the historical, architectural, artistic and cultural value as opposed to the merits of a particular religious doctrine.



St. Joseph's Catholic Church, Auburn: NH01-041.

Services

The Services historical context refers to important support services typically provided or controlled by government and are commonly viewed as vital. Examples in Nemaha County include a power utility building, pipeline utility shed and a water treatment facility. Services also include banks, several prominent examples of which exist in the county.

Settlement/Architecture

The Settlement context relates to the division, acquisition, ownership and development of land. The primary historical resources associated with the Settlement context are houses. These houses encompass many architectural styles, of which several are highlighted below:

- C *Queen Anne* – Briefly summarized, Queen Anne architecture is a late Victorian era building style characterized by an irregular plan which is often evident through asymmetrical walls. A combination of various building materials ranging from shingles, clapboard and brick may be used on one structure, while typical details include large porches or verandas, turrets, bay windows and decorative patterns such as fish-scale and diamond shingles. Leaded and/or stained glass windows are also present.



A Queen Anne house in Auburn: NH01-166.

- C *American Foursquare* – Popularized by mail-order catalogues, the American Foursquare residence, which was prevalent from 1900 to 1930, is typically two stories and features a nearly square plan. It is topped with a low, broad hip roof that is generally pierced on each side by a central dormer. It also displays a large porch across the front, symmetrical facade. Exterior materials range from clapboard to brick to concrete block and elements influenced by the Colonial Revival style are most often found on foursquare buildings.



The two story porch to the right notwithstanding, this is a good example of an American Foursquare house: NH00-136.

- C *Colonial Revival* – Developed at the turn of the century, the Colonial Revival style is based on a revived interest in the past

motifs of both the Georgian and Federal styles. Colonial characteristics, including large, classical porches, gables, pediments and dentils, were often incorporated into Queen Anne structures, thus bringing them “up-to-date” while still inherently focusing on the past. Indeed, other examples featured the more “formal” application of the motifs and those homes were more symmetrical in shape like their Georgian and Federal predecessors.



An example of a Colonial Revival house in Peru: NH09-033.

C *Period Revival* – The Period Revival style, which ranges in time from the turn-of-the-century to the 1940s, is based on past motifs and styles. Using a variety of historical elements, architects and/or builders of the era could combine them in order to offer his or her own interpretation of the style. In turn, they could advertise their versatility in order to please a broader clientele. Period Revival styles include Tudor, Dutch Colonial and Spanish Colonial.

C *Bungalow* – The bungalow, which is perhaps more an architectural form than a style, became popular in Nebraska between 1910 and 1940. Characterized as an economical dwelling with simple lines, the bungalow typically rises one-and-one-half stories and features a wide, projecting

roof, often low-pitched and featuring a dormer window. This roof, which often-times features exposed rafter tails, allows for large, facade-length porches, which may be enclosed. Clapboard siding is generally predominant; however, stucco and brick are also commonly used. Woodwork, including carved knee braces and brackets, tends to be plain but solid.



Located in Peru, this Tudor Revival house is a good example of a Period Revival structure: NH09-053.



This bungalow is in rural Nemaha County: NH00-266.

C *Vernacular* – Refers to buildings without a distinct architectural style because they possess only minimal ornamentation or other elements that are attributable to a distinct style. Vernacular buildings are best identified by their roof form— front-gable, cross-gable and side-gable.



A good example of a front gable house, this structure is located in Johnson: NH06-017.

Transportation

The historic context of transportation includes systems used to move people and material from one point to another. Fieldwork identified historical resources tied to both the establishment of road and railroad networks. The most common

road-related resources were early twentieth-century, truss bridges. Meanwhile, railroad-related structures include a railroad depot in Brownville, as well as a historic (abandoned) railroad bed.



This railroad station and caboose are located in Brownville. They are good examples of transportation-related resources: NH03-003.

CHAPTER 3: RECOMMENDATIONS

A significant aspect of the 2003 NeHBS of Nemaha County is to identify individual historic resources and districts that are potentially eligible for the National Register of Historic Places (NRHP). The National Register is an honorific program that recognizes properties the possess architectural or historic significance at the local, state or national level. The following resources are already listed in the NRHP or are local landmarks:

C	John W. Bennett House	NH00-015
C	St. John's Lutheran Church	NH00-032
C	Wilber T. Reed House	NH01-005
C	New Opera House	NH01-045
C	Auburn United States Post Office	NH01-056
C	Nemaha County Courthouse	NH01-085
C	First United Presbyterian Church of Auburn	NH01-086
C	Brownville Historic District	NH03-001 through NH03-066
C	Captain Meriwether Lewis Dredge	NH03-059
C	Brownville Bridge	NH03-085

C Thomas J. Majors Farmstead NH09-010

This reconnaissance-level survey identified forty properties that are potentially eligible for the National Register. These resources possess the necessary integrity, characteristics and significance that may allow for their listing on the National Register. With the exception of the Intensive Survey efforts in the City of Auburn (see Chapter 4), research efforts are limited during a reconnaissance-level survey. Properties are evaluated on their architectural integrity and merit under Criterion C: Architecture. Further intensive-level research, as well as a review by the Nebraska State Historic Preservation Office is also required before an actual listing is pursued. In addition, certain historic resources, religious properties for example, may also need to meet NRHP Criteria Considerations to qualify for listing.

Historic resources in Nemaha County that are recommended as potentially eligible for the NRHP are categorized under their primary NeHBS historic context.

Table of Individual Properties Considered Potentially Eligible for the National Register of Historic Places

NeHBS Site Number	Resource Name	NeHBS Historic Context	National Register Area of Significance
NH00-020	Coryell Park	Diversions	Architecture
NH00-030	Farmstead	Agriculture	Architecture
NH00-037	Octagonal Barn	Agriculture	Architecture
NH00-040	Bridge	Transportation	Engineering
NH00-047	Grube Barn	Ethnic	Architecture
NH00-079	Tudor Revival House	Architecture	Architecture
NH00-094	WPA Culvert	Transportation	Engineering
NH00-095	Bridge	Transportation	Engineering
NH00-153	Ethnic Barn	Ethnic	Architecture
NH00-178	Farmstead	Agriculture	Architecture
NH00-191	Farmstead	Agriculture	Architecture
NH00-229	Possible County Poor Farm	Government	Architecture
NH00-275	School	Education	Architecture
NH01-004	Auburn Methodist Church	Religion	Architecture
NH01-018	Auburn Carnegie Library	Education	Architecture
NH01-019	Auburn Church of Christ	Religion	Architecture
NH01-023	Dutch Colonial Revival House	Architecture	Architecture
NH01-029	Queen Anne House	Architecture	Architecture

NH01-031	Italianate House	Architecture	Architecture
NH01-032	Queen Anne House	Architecture	Architecture
NH01-039	Patrick Daugherty House	Architecture	Architecture
NH01-044	Hetzel's Block	Commerce	Architecture
NH01-069	Legion Memorial Park	Diversions	Architecture
NH01-082	Old German National Bank	Commerce	Architecture
NH01-089	Carson National Bank	Commerce	Architecture
NH01-093	Greene's Bakery	Commerce	Architecture
NH01-120	Stone House	Architecture	Architecture
NH01-139	Dutch Colonial Revival House	Architecture	Architecture
NH01-141	International House	Architecture	Architecture
NH02-003	Church	Religion	Architecture
NH06-001	Church	Religion	Architecture
NH07-004	Gas Station	Transportation	Architecture
NH09-017	First Methodist Church	Religion	Architecture
NH09-021	Wilson Majors' House	Architecture	Architecture
NH09-023	Peru State College Gymnasium	Education	Architecture
NH09-033	Colonial Revival House	Architecture	Architecture
NH09-053	Tudor Revival House	Architecture	Architecture
NH09-093	Delzel Hall	Education	Architecture

AGRICULTURE:



Farmstead: NH00-030.



Farmstead: NH00-178.



Farmstead Octagonal Barn: NH00-037.



Farmstead: NH00-191.

ARCHITECTURE:



Tudor Revival House: NH00-079.



Italianate House, Auburn: NH01-031.



Dutch Colonial Revival House, Auburn: NH01-023.



Queen Anne House, Auburn: NH01-032.



Queen Anne House, Auburn: NH01-29.



Italianate/Partick Daugherty House, Auburn: NH01-39.



Side Gabled (vernacular) House, Auburn: NH01-120.



Side Gabled/Wilson Major's House, Peru : NH09-021



Dutch Colonial Revival, Auburn: NH01-139.



Colonial Revival House, Peru: NH09-033.



International House, Auburn: NH01-141



Tudor Revival House, Peru: NH09-053

COMMERCE:



Hetzel's Block, Auburn: NH01-44.



Greene's Bakery, Auburn: NH01-093.

DIVERSION:



Old German National Bank, Auburn: NH01-082.



Coryell Park: NH00-020.



Carson National Bank, Auburn: NH01-089.



Legion Memorial Park, Auburn: NH01-069 (to be nominated to the National Register in 2004).

EDUCATION:



School: NH00-275.



Peru State College/Delzel Hall: NH09-093.

ETHNIC:



Auburn Carnegie Library: NH01-18.



Grube Barn: NH00-047.



Peru State College Gymnasium: NH09-023.



Farmstead Barn: NH00-153.

GOVERNMENT:



Possible County Poor Farm: NH00-229.



Methodist Church, Auburn: NH01-004.

RELIGION:



Church of Christ, Auburn: NH01-019.



Church, Johnson: NH06-001.



Church, Brock: NH02-003.



First Methodist Church, Peru: NH09-017.

TRANSPORTATION:



Pratt Through Truss Bridge: NH00-040.



Gas Station, Julian: NH07-004.



WPA Culvert: NH00-094.



Warren Through Truss: NH00-095.

Future Survey and Research for Nemaha County

The NeHBS is a reconnaissance-level survey effort and it identified several historical topics and resource types that are recommended for further study. These additional investigations would allow for a more full exploration and interpretation of the unique history achieved by Nemaha County and southeastern Nebraska. The following research and survey activities are recommended.

Community-Level Preservation Activities

While a significant amount of historic preservation has occurred in Brownville with the creation of the Brownville Historic District, Nemaha County as a whole would benefit from an increased focus on historic preservation. In addition to maintaining tangible links to a community's past, it has been demonstrated that preservation can contribute to tourism and economic development. Historic preservation efforts should focus on raising community awareness of the issue and incorporate it into future planning activities. Working in conjunction with the Nebraska Historical Society, the Nemaha Valley

Museum and other local groups, efforts should be made to undertake programs that promote historic preservation. Examples of such efforts include:

- C Initiate programs that feature the gathering and preservation of oral histories, development of historic driving tours and creation of other programs that increase public awareness of Nemaha County's history and its preservation.
- C Listing properties on the National Register of Historic Places.
- C Developing a local landmark program.
- C Continuing to encourage the rehabilitation of historic buildings.

Thematic Study of Early Twentieth-Century Truss Bridges in Nemaha County

A large number of small streams exist in Nemaha

County and they needed to be traversed in order to develop a useable road network. During the early part of the twentieth century, a significant number of steel bridges were installed throughout the county. While a large number of small, generic deck girder bridges exist throughout the county, the 2003 NeHBS identified several Pratt pony trusses constructed of steel and that carry wooden traffic decks. These types of bridges were mass produced and shipped to the site for erection. While few, if any, of these structures are potentially individually eligible for the National Register, they may, as a group, reveal the existence of a significant effort to improve rural road networks at the local level. Observation revealed that most of these bridges are remarkably similar and were possibly manufactured by the same company. Research is recommended to determine the existence and scope of such a road improvement program. A study of this sort would provide an valuable insight on the development of local road networks in southeaster Nebraska.

CHAPTER 4: INTENSIVE SURVEY OF AUBURN'S COURTHOUSE SQUARE AND DOWNTOWN COMMERCIAL DISTRICT

The NeHBS for Nemaha County includes an intensive-level survey of Auburn's Courthouse Square and Downtown Commercial District. Courthouse Square is a commercial area that surrounds the Nemaha County Courthouse on the southwest side of the City of Auburn. It is connected to the city's Downtown Commercial District by the brick-paved Courthouse Avenue which extends to the northeast. Courthouse Avenue is the only diagonal street in the city and it was constructed specifically to link the two areas. The roadway passes through a residential neighborhood dominated by late-nineteenth and early-twentieth century houses that exhibit a variety of styles. A number of these buildings suffer from significant alterations and did not merit inclusion in the NeHBS, nor meet the criteria for inclusion within an historic district. In addition, several large, modern buildings have been introduced to the avenue's streetscape. As a result, the Courthouse Avenue corridor does not possess the collective integrity required to unite the two commercial areas into one comprehensive historic district. As a result, both are evaluated separately in this chapter.

The intensive-level survey is a thorough historical and architectural examination of the commercial resources within the city's Courthouse Square and the Downtown commercial districts. The survey's goal is to determine if either area, or both areas, qualify as a National Register Historic District. The following discussion contains several components, including an historic narrative that describes the commercial development of Auburn that will help to understand the districts in their proper contexts. Next, a thorough description of the appearance and architectural character of each district is presented. This examination includes a discussion regarding each district's architectural integrity and a recommendation for its eligibility as a National Register Historic District. And

finally, this chapter contains tables that list each district's properties currently listed on the National Register, those properties that are potentially eligible for listing individually, as well as the remainder of the buildings examined as part of the intensive survey and included in the NeHBS.

Overall, the intensive survey revealed that Courthouse Square did not possess the overall character or integrity necessary to be listed as a National Register District, although the Downtown Commercial District did. As well, the survey identified three individual properties that are recommended as potentially eligible for the National Register. These properties, in addition to the four already listed on the Register, provide an excellent foundation on which to build local preservation efforts—including a local landmarks program or Main Street marketing effort.

Historic Development of Auburn's Courthouse Square and Downtown Commercial District

The community of Auburn evolved in 1883 when the individual towns of Calvert and Sheridan merged. Nine years later, the focal point of each individual town remained. Courthouse square, around which the town of Calvert evolved, claimed a small, likely frame structure that had probably served as the courthouse since the county seat was moved there in 1883 from Brownsville. Businesses around the square were few in 1893, but they included a new hotel that was under construction on the north, the Presbyterian Church and a bank to the east, two grocery and meat stores, a drug store, photographer, furniture store and a grocery and general store to the south, and a small, brick veneered business block to the west that included a harness maker, billiards hall, millenary store and drug store to the west. Six years later, a few of the vacant lots between stores had filled in, but little else around the courthouse had changed. By 1906, however, things around the courthouse square had changed dramatically. The extant

courthouse had been constructed (NH01-085 [NRHP]), as had been a new First Presbyterian Church (NH01-089 [NRHP]) immediately to the east. The entire block to the south had filled in with new businesses—generally in frame structures— including a barber, cobbler, billiards hall and several then vacant storefronts. Stores along the west side of the new court house included jewelry, hardware, bakery and meat outlets. The arrangement around the courthouse square largely remained the same for many years to come. By the mid-1940s, little had changed. The south two-thirds of the square was largely built, while the north third was still vacant.¹

The community of Sheridan merged with Calvert in 1883 to form Auburn. By 1893, that portion of Auburn that claimed the main business district of Sheridan had a thriving business community anchored around the Central Avenue/1st Street (now J Street) intersection. It included a variety of businesses along E. Central Avenue, extending one block east of 1st St, and one block to the north and south of E. Central, along 1st Street. By 1899, the business district had grown as it moved east, as well as to the north and south. Businesses evident at the time included hotels, restaurants, an opera house, and a variety of merchants, including a tailor, meat markets, general stores, grocers, jewelers, hardware, furniture, barbers, drugs and general stores. The district continued to grow. By 1906, it had extended to both the north and south 1st Street, as well as half a block to the west of 1st, along W. Central Avenue. The business district appears to have been a thriving entity in 1925. New businesses included an auto garage on the north side of W. Central Avenue, a block west of 1st Street. Extant hotels at that time included the Grand Central Hotel, on 1st Street, north of Central, as well as the Auburn House, located in the southeast corner of 1st Street, where the Drexel Hotel had been previously. Slow growth appears to have continued into the mid-1940s. Several new auto and auto service-related businesses had opened up on the east end of E. Central Avenue, while those buildings on the north side of W.

Central, that had claimed an auto-related business in 1925, was in 1943 the home of, among other things, a chicken hatchery.²

Architectural Character and Recommendations

Courthouse Square



Nemaha County Courthouse: NH01-085 (NRHP).



First Presbyterian Church: NH01-086 (NRHP).

The square features the structures that line the brick-paved streets immediately surrounding the imposing Nemaha County Courthouse (NH01-085) on Auburn's southwest side. The square's buildings range in age from the 1880s to the present, with the historic-period structures concentrated on the square's southern half. The square's northern portion historically was vacant and today is comprised of modern buildings. Two buildings—the Courthouse (NH01-085) and the First Presbyterian Church (NH01-086)—are already listed on the National Register. The

historic-period buildings around the massive, stone courthouse generally are one or two stories in height and constructed of brick, stone or wood frame. Besides the Romanesque Revival style exemplified by the courthouse, the other notable architectural styles within the district are Neoclassical, Gothic Revival and commercial vernacular. The Neoclassical style is seen in a pair of former banks—the Old German National Bank (NH01-082) situated on O Street and the Carson National Bank (NH01-089) located on N Street. Stylistic details carried by these buildings include brick pilasters, round-arch window openings, heavy masonry detailing and corbeled brickwork. The lone example of the Gothic Revival style is the First Presbyterian Church. This large, brick edifice is situated at the northeast corner of 19th and N streets—which provides the square's access to Courthouse Avenue. The church exhibits a pair of castellated bell towers, stone accents and pointed-arch fenestration openings.

Most buildings within the district do not embody a distinct architectural style and are best classified as commercial vernacular. The Nemaha Valley Museum (NH01-084) is a good example of a commercial vernacular building. They exhibit one, two or three storefront bays spanned by iron



Nemaha Valley Museum: NH01-084.

framing which provides for large storefront windows and recessed entries where shopkeepers could display goods to passersby. They also

permit a maximum amount of natural light within the store. Common storefront features include a recessed entry, decorative bulkheads, iron structural pilasters and transom windows. Oftentimes, a space between the frame and the windows was left for a sign or an awning. The iron framing also supports the second-floor facade, which is typically constructed of brick and would often display double-hung sash windows. Ornamentation on commercial vernacular buildings is most apparent on the upper levels. It has decorative windowhoods, cornices and parapets as the most dominant features. These elements are formed through combinations of corbeled or raised brick, terra cotta moldings, carved wood, stone insets or patterned metal. Commercial vernacular buildings can carry a variety of stylistic elements, but these attributes are often standardized and presented in ways that do not portray a true interpretation of a formal architectural style. As a general rule, commercial vernacular buildings are considered to be very common. Therefore, such structures usually carry a higher threshold for National Register evaluation than their more architecturally pure counterparts.³

Integrity

When evaluating buildings for inclusion in a commercial district, the National Register takes into account the fact that store owners frequently alter first-floor storefronts in order to appear modern or to maintain the viability of their businesses. Such alterations might impact negatively the evaluation of an individual building, but it is generally not an issue when evaluating a building for inclusion in a district. However, a key component when evaluating commercial buildings in a district is the integrity of the storefront's upper level(s). Due to first-floor storefront remodeling, the upper stories are often the only portion of commercial buildings that reveal the actual age and original style of the structure, in addition to carrying a majority of its ornamentation. Common changes to the upper

floors of commercial buildings are the unsympathetic replacement or the boarding over of original fenestration, removing applied ornamentation such as a patterned-metal cornice or covering the entire facade with modern materials. Such alterations generally limit the building's ability to contribute to a district's overall historic appearance and, consequently, renders the structure a non-contributing element in the historic district.

The Courthouse Square District possesses several notable historic buildings, including the Nemaha County Courthouse and the First Presbyterian Church. In addition to these National Register-listed properties, a number of individual buildings do display a high degree of architectural integrity. For instance, the unassuming Herman Andreson Store retains its original storefront windows, main entry door and cornice. Peeling paint notwithstanding, it essentially retains its original appearance. A significant number of buildings have suffered from significant alterations, however, and no longer have their original appearance. These alterations are varied in range and scale, and their effect is maximized when applied to most commercial vernacular structures due to the common occurrence of these buildings. On the other hand, a similar alteration may not have the impact it would on a more architecturally pure structure. For example, the Neoclassical-style Carson National Bank has had the upper portion of its round-arch window openings infilled with wood; however, the alteration's impact is diminished by the fact the building carries a number of more dominating architectural features that still highlight the building's sense of an earlier time and place. Meanwhile, the commercial vernacular Auburn Fruit & Produce Company building (NH01-096) also has modifications to its fenestration. In this case, the visual impact of the boarded over windows is decidedly increased by the lack of other significant detailing. Other buildings have suffered extreme changes, such as the three buildings immediately adjacent to the Nemaha

Valley Museum. Other integrity issues apply to the district as a whole. The area contains a several open lots that break up the continuity of structures traditionally found in a historic-period commercial strip. As well, several large modern buildings have been erected in the district. Most of these structures are located within the formerly undeveloped portion of the district, although a few appear among the historic-period structures.

Recommendation

Auburn's Courthouse Square was evaluated for potential eligibility as a National Register Historic District under Criteria A and C. Criterion A considers the area's role in the commercial development of both the City of Auburn and Nemaha County. Criterion C examines the district as a representation of the architectural and technological evolution of commercial buildings (see Chapter 2 for additional information on National Register Criteria and architectural styles).

In order to meet either of these criteria, the National Register states that a historic district must "possess a significant concentration, linkage or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development." Overall, Courthouse Square has undergone significant alterations that have diminished the area's visual continuity and overall historic character. This reduced continuity and character derives from a preponderance of buildings receiving unsympathetic alterations such as window replacement and application of modern sheathings. Moreover, only a small minority of the square's buildings identify with a particular architectural style and are best classified as commercial vernacular. Finally, several open lots and modern buildings create significant voids that interrupt the historic streetscape.

As described in the historic context, Courthouse Square has played a pivotal role in the

commercial development of both Auburn and Nemaha County. However, in order to qualify as a historic district for the National Register, the historic buildings in the tract must contain a considerable concentration and visual continuity in order to provide a sense of their important historic role. As a result of these changes and loss of integrity, the area does not exhibit a sufficient level of concentration and continuity as required by the National Register. *Therefore, Courthouse Square is not considered as eligible as a National Register Historic District.*

Downtown Commercial District



USH 75/USH 136 Intersection, Auburn. View to ESE.

This tract extends for several blocks in all directions from the intersection of the north-south J Street/US Highway 75 and the east-west Central Avenue/US Highway 136—which is the city’s most prominent intersection (see illustration above and map on page 32). The district’s buildings range in age from the late 1880s to the present, with most of the earliest buildings clustered around the intersection. National Register-listed buildings include the New Opera House (NH01-045), located at 921 Central Avenue, and the Auburn Post Office (NH01-056), situated at 1320 Courthouse Avenue. The district’s buildings are generally one or two stories in height and built of brick, although a few stone and frame structures are present. Several architectural styles are apparent in the district and include Queen Anne and Neoclassical examples.

A majority of the structures are best classified as commercial vernacular. The most prominent, Queen Anne-style building is the Hetzel Block (NH01-044), located on the southeast corner of J Street and Central Avenue. It features an imposing corner tower, carved stonework and an ornate cornice. An example of the Neoclassical style is found in the former Nemaha County Bank (NH01-054), located at 1217 J Street. The handsome stone edifice displays large, round-arch openings supported by smooth columns.



New Opera House: NH01-045.

The district also exhibits a sizeable number of commercial vernacular storefronts built at the turn of the twentieth century. A good example of these buildings is the National Register-listed New Opera House (NH01-045) located at 921 Central Avenue.

A special type of commercial building located in Auburn’s downtown commercial district is the automobile dealership/garage. Several historic-period, car-related buildings that form an “automobile row” are located on the eastern end of Central Avenue. This type of structure emerged in the first half of the twentieth century as the automobile gained widespread use. Auto garages were originally located in blacksmith shops and other similar buildings. By the 1920s, buildings constructed specifically for the selling and repairing of cars began to emerge. These early facilities were often imposing masonry structures purposefully designed to stand out from

those surrounding buildings. Early auto-related buildings often had a large front door that allowed vehicles to gain access to the repair facility, typically located in the back of the building. Located in the front of these buildings was usually an office and showroom. Large windows opened the showroom to the public and provided light and ventilation for the repair facilities. In addition, the use of color, texture and finish were important ways of distinguishing each dealers' building, while readily-identifiable signage was considered a primary element of any dealership property.⁴

Integrity

The Auburn Downtown Commercial District possesses several excellent individual resources that include the National Register-listed New Opera House (NH01-045) and Auburn Post Office (NH01-056). Other prominent structures include the Queen Anne-style Hetzel Block (NH01-044) and the eclectic Greene's Bakery & Ice Cream Store (NH01-093).

Recommendation



Approximate boundaries of Auburn's proposed Downtown Commercial Historic District.

According to the National Register, a historic district must "possess a significant concentration, linkage or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development." With regard to Auburn's Downtown Commercial District, a

significant number of alterations to a many of the first-floor storefronts reduces the area's ability to project an earlier sense of time and place. However, in this case, the integrity that can be found in the second and third floors, as well as the cornices of some buildings, suggests that the district may well have enough continuity to merit consideration for the National Register under Criterion C. Admittedly, there are alterations to the upper floors of these buildings that include replacing historic windows with unsympathetic modern examples or infilling the window opening with wood or metal sheathing. Several buildings have had architectural details removed or have had these elements obscured. Nevertheless, what remains is a tangible reminder of the buildings that lined the street at the turn of the century.

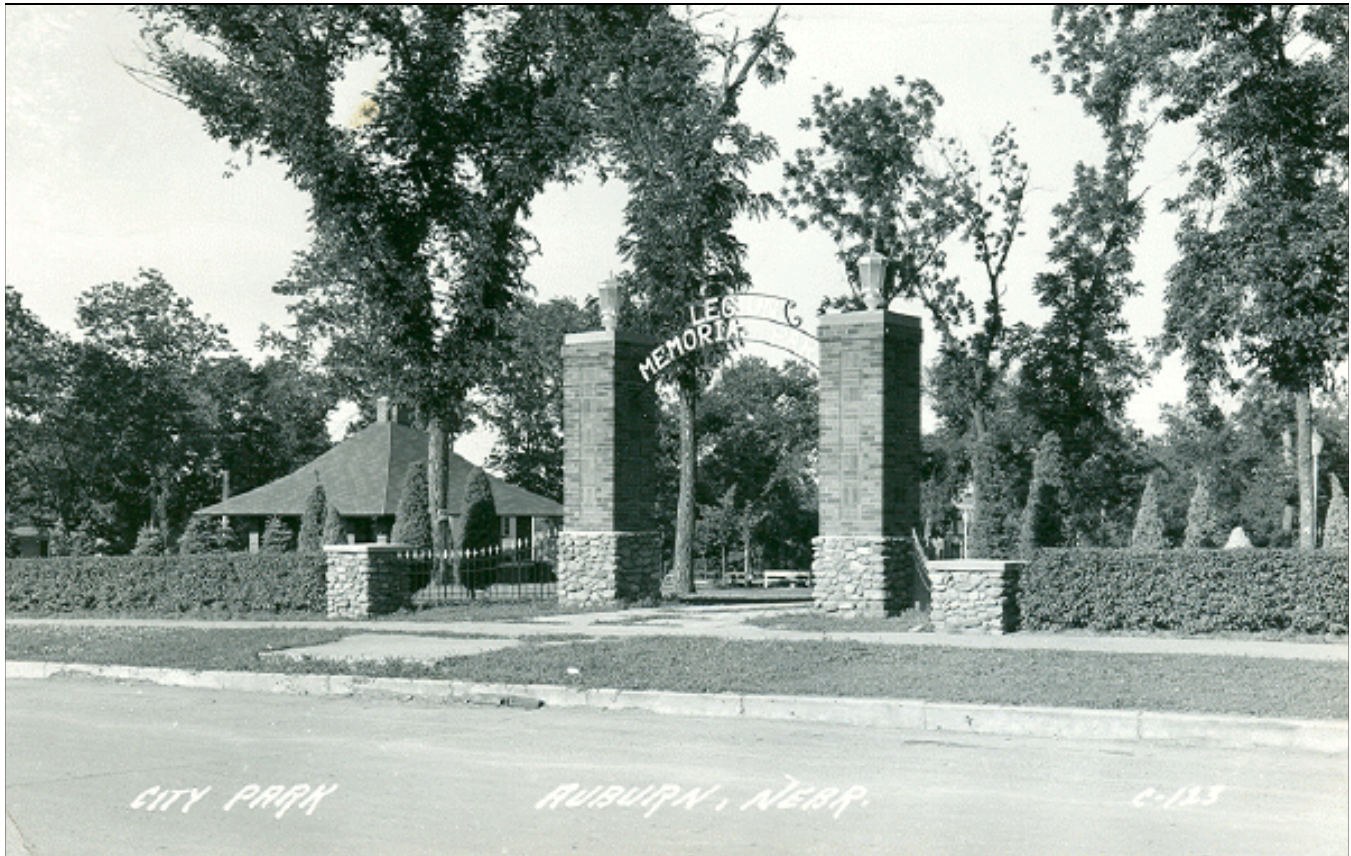


The bandshell (NH01-069) is a component of Auburn's Legion Memorial Park, a National Register-eligible entity.

And while the Downtown Commercial District may be eligible as a whole, it contains three individual properties that are thought individually eligible for the National Register. Located at 1304 Courthouse Avenue, the former Greene's Bakery & Ice Cream Store (NH01-093) is an eclectic building that was evaluated under Criterion C. The unique and whimsical storefront defies categorization in a traditional architectural style since it has a parapet that mimics seven loaves of bread—or one for each day of the week. A second building evaluated under Criterion C is the Queen Anne-style Hetzel Block (NH01-044) located at 923 Central Avenue. Defined by its heavy, ornate corner tower, it is the most

prominent commercial building in downtown Auburn, if not in Nemaha County. Its window alterations notwithstanding, the building displays many excellent attributes of the Queen Anne style. The final property considered to be potentially eligible is Legion Memorial Park (NH01-069). This resource was considered under

both Criteria A and C. Regarding Criterion A, the park has been an important part of Auburn's recreational landscape since the 1930s. The WPA-built park is also a fine example of public square landscape architecture and has been proposed for listing in National Register.



This image of the National Register-eligible Legion Memorial Park (NH01-069) dates to 1955.

Results—Courthouse Square

NeHBS Site No.	Resource Name	Address
<i>National Register Listed Properties</i>		
NH01-085	Nemaha County Courthouse	1824 N Street
NH01-086	First United Presbyterian Church	1322 19 th Street
<i>Properties Recommended Individually Potentially Eligible for the National Register</i>		
NH01-082	Old German National Bank	
NH01-089	Carson National Bank	
<i>Properties Included in the Intensive Survey and Determined Ineligible for the National Register</i>		
NH01-035	Avenue Hotel	1301 19 th Street

NH01-079	I.O.O.F. Lodge	1900 O Street
NH01-080	Commercial Building	W side O Street btw 19 th & 20 th
NH01-081	Herman Andreson Store	1914 O Street
NH01-082	Auburn State Bank	1920 O Street
NH01-083	House	1922 O Street
NH01-084	Nemaha Valley Museum	1421-23 19 th Street
NH01-090	Commercial Building	NEC 20 th & O
NH01-095	Commercial Building	1401 19 th Street
NH01-096	Auburn Fruit & Produce Co.	1403 19 th Street
NH01-097	Commercial Block	1405-09 19 th Street
NH01-099	Commercial Building	1601 O Street
NH01-100	Commercial Building	W side O Street btw 19 th & 20 th
NH01-101	Herald Printing	1903 N Street
NH01-102	Commercial Building	1905 N Street
NH01-103	Commercial Building	W side O Street btw 18 th & 19 th
NH01-104	Nemaha Valley Museum	W side O Street btw 18 th & 19 th
NH01-191	Service Station	2002 O Street

Results—Downtown Commercial District

NeHBS Site No.	Resource Name	Address
<i>National Register Listed Properties</i>		
NH01-045	New Opera House	921 Central Avenue
NH01-056	Auburn United States Post Office	1320 Courthouse Avenue
<i>Properties Recommended Individually Potentially Eligible for the National Register</i>		
NH01-044	Hetzel Block	923 Central Avenue
NH01-069	Legion Memorial Park	Legion Memorial Park
NH01-093	Greene's Bakery & Ice Cream Store	1304 Courthouse Avenue
<i>Properties Included in the Intensive Survey that may be Determined Eligible for the National Register if in a District</i>		
NH01-043	First National Bank	NWC Central & J
NH01-046	Mutz Brothers Confectionary	917 Central Avenue
NH01-047	Commercial Block	1202-06 J Street
NH01-048	Keedy Convention Hall	1005 Central Avenue
NH01-051	Commercial Building	W side J Street btw Central & 11 th
NH01-052	Gilmore-Armstrong Department Store	918-22 Central Avenue
NH01-053	Arnold Furniture Store	1213 J Street
NH01-054	Nemaha County Bank	1217 J Street
NH01-055	Commercial Building	1300-02 Courthouse Avenue
NH01-070	Commercial Building	W side J Street btw Central & 11 th
NH01-071	Grand Central Hotel	W side J Street btw Central & 11 th
NH01-072	Commercial Building	1110 J Street
NH01-073	Commercial Building	1108 J Street
NH01-074	Commercial Building	1106 J Street
NH01-075	Automobile Garage	1115 J Street
NH01-076	Commercial Building	914 Central Avenue
NH01-077	Nemaha Professional Building	916 Central Avenue
NH01-105	Henry Kuhlman Restaurant	912 Central Avenue
NH01-107	Automobile Garage	N side Central btw H & I
NH01-203	Commercial Building	N side Central btw I & J
NH01-204	Commercial Building	820 Central Avenue
NH01-205	Martin-Mastin Chevrolet Dealership	814 Central Avenue
NH01-206	Automobile Dealership	N side Central btw H & I
NH01-207	Automobile Dealership	SWC Central & H

NH01-208	Automobile Dealership	S side Central btw H & I
NH01-209	Commercial Building	809 Central Avenue
NH01-210	Commercial Building	S side Central btw H & I
NH01-211	Auburn Fruit & Service Company	905 Central Avenue
NH01-212	F.M. & L.C. Merrick Store	911 Central Avenue
NH01-213	Commercial Building	913 Central Avenue
NH01-214	M. Furlong Store	915 Central Avenue
NH01-215	Commercial Building	1211 J Street
NH01-216	State Theater	NEC 13 th & J
NH01-217	Commercial Building	1208-10 J Street
NH01-218	Western Public Services Company Office	1009 Central Avenue
NH01-219	Commercial Building	S side Central btw J & K

Notes

1. *Sanborn Fire Insurance Maps* (New York: Sanborn Map Company, 1893, 1899, 1906, 1913, 1925, 1943).
2. *Sanborn Fire Insurance Maps* (New York: Sanborn Map Company, 1893, 1899, 1906, 1913, 1925, 1943).
3. Mike Jackson, "Storefronts on Main Street: An Architectural History," in *Illinois Preservation Series* 19, Published by the Illinois Preservation Agency (1998): 5-6.
4. Robert Genat, *The American Car Dealership* (Osceola, WI: MBI Publishing Company, 1999), 39-40, 46-47, 56, 133.

CHAPTER 5: PRESERVATION IN NEBRASKA

Throughout much of Nebraska's history, historic preservation was the province of dedicated individuals and organizations working alone in local communities. Since the passage of the National Historic Preservation Act of 1966, however, the governor of each state has been required to appoint a State Historic Preservation Officer (SHPO) to oversee preservation efforts mandated by the Act. In Nebraska, the Director of the Nebraska State Historical Society (NSHS) serves as SHPO. The staff of the NSHS Historic Preservation Division forms the Nebraska State Historic Preservation Office (NeSHPO).

The NeSHPO administers a wide range of preservation programs. The duties of the NeSHPO relating to programs called for by the National Historic Preservation Act include:

- C Conducting and maintaining a statewide historic building survey.
- C Administering the National Register of Historic Places (National Register) program.
- C Assisting local governments in the development of historic preservation programs and certification of qualifying governments.
- C Administering a federal tax incentives program for the preservation of historic buildings.
- C Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.
- C Providing preservation education, training, and technical assistance to individuals and groups and local, state, and federal

agencies.

What follows is a brief description of NeSHPO programs, followed by a staff guide with telephone numbers. Though described separately, it is important to remember that NeSHPO programs often act in concert with other programs and should be considered elements of the NeSHPO mission and a part of the mission of the NSHS.

Nebraska Historic Buildings Survey

The Nebraska Historic Buildings Survey (NeHBS) was begun in 1974. The survey is conducted on a county-by-county basis and currently includes more than 65,000 properties that reflect the rich architectural and historic heritage of Nebraska. The survey is conducted by researchers who drive every rural and urban public road in a county and record each property that meets certain historic requirements. Surveyors do not enter private property without permission. In addition to this fieldwork, surveyors research the history of the area to better understand their subject. The NeHBS often includes thematic subjects that may be unique to a certain county such as an historic highway or type of industry.

The purpose of the NeHBS is to help local preservation advocates, elected officials, land-use planners, economic development coordinators, and tourism promoters understand the wealth of historic properties in their community. Properties included in the survey have no use restrictions placed on them, nor does the survey require any level of maintenance or accessibility by property owners. Rather, the survey provides a foundation for identifying properties that may be worthy of preservation, promotion, and recognition within a community.

The NeHBS provides a basis for preservation and planning at all levels of government and for individual groups or citizens. Generally, the NeHBS includes properties that convey a sense of

architectural significance. When possible and known, NeHBS also describes properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed “first look” at historic properties. Additionally, as the NeHBS is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. In short, the NeHBS is not an end in itself, but a beginning for public planners and individuals that value their community’s history.

For more information, please call the NeHBS Program Associate or the Survey Coordinator listed in Nebraska State Historic Preservation Office Contacts.

National Register of Historic Places

One of the goals of the NeHBS is to help identify properties that may be eligible for listing in the National Register. The National Register is our nation’s official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local, state, or national levels.

Properties need not be as historic as Mount Vernon or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed.

It is important to note what listing a property in the National Register means or, perhaps more importantly, what it does not mean. The National Register does not:

- C Restrict, in any way, a private property owner’s ability to alter, manage, or dispose of a property.
- C Require that properties be maintained, repaired, or restored.
- C Invoke special zoning or local landmark designation.
- C Allow the listing of an individual private property over an owner’s objection.
- C Allow the listing of an historic district over a majority of property owners’ objections.
- C Require public access to private property.

Listing a property in the National Register does:

- C Provide prestigious recognition to significant properties.
- C Encourage the preservation of historic properties.
- C Provide information about historic properties for local and statewide planning purposes.
- C Help promote community development, tourism, and economic development.
- C Provide basic eligibility for financial incentives, when available.

For more information, please call the National Register Coordinator listed in Nebraska State Historic Preservation Office Contacts.

Certified Local Governments

An important goal of the NeSHPO is to translate the federal preservation program, as embodied by the National Historic Preservation Act, to the

local level. One element of this goal is to link local governments with a nationwide network of federal, state, and local organizations. One of the most effective tools for this purpose is the Certified Local Government (CLG) program. A CLG is a local government, either a county or municipality, that has adopted preservation as a priority. To become a CLG, a local government must:

- C Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.
- C Promote preservation education and outreach.
- C Conduct and maintain some level of a historic building survey.
- C Establish a mechanism to designate local landmarks.
- C Create a preservation commission to oversee the preservation ordinance and the CLG program.

The advantages of achieving CLG status include:

- C A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.
- C Contributing buildings within local landmark districts may be eligible for preservation tax incentives (see below), without being listed in the National Register.
- C Through the use of their landmarking and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use issues relating to historic properties.

- C CLGs have the ability to monitor and preserve structures that reflect the community's heritage.
- C CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.
- C Finally, but not least, a CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, a community's history.

Certification of a local government for CLG status comes from the NeSHPO and the National Park Service, and there are general rules to follow. A community considering CLG status, however, is given broad flexibility within those rules when structuring its CLG program. The emphasis of the CLG program is local management of historic properties with technical and economic assistance from the NeSHPO.

Preservation Tax Incentives

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register or a locally landmarked (by a CLG, see above) historic district. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agriculture-related outbuildings may also qualify.

A certified rehabilitation is one that conforms to the Secretary of the Interior's Standards for Historic Buildings. The standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit

and enjoyment of the property owner and a community. The program is not necessarily intended to reconstruct or restore historic buildings to exact, as-built specifications.

The tax incentive program in Nebraska has been responsible for:

- C Reinvesting millions of dollars for the preservation of historic buildings.
- C Establishing thousands of low- and moderate-income housing units and upper-income units.
- C Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.
- C Helping to broaden the tax base.
- C Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.
- C Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property (usually by listing the property in the National Register) and certification of the historic rehabilitation is made by both the NeSHPO and the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office. For more information, please call the Review and Preservation Services Program Associate listed in Nebraska State Historic Preservation Office Contacts.

Federal Project Review

Section 106 of the National Historic Preservation

Act requires that federal agencies take into account the effect of their undertakings on historic properties; develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects their projects may have on historic properties; and afford the federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process, as it is known, also require that the federal agency consult with the NeSHPO when conducting these activities.

For example, if the Federal Highway Administration (FHWA), through the Nebraska Department of Roads, contemplates construction of a new highway, FHWA must contact the NeSHPO for assistance in determining whether any sites or structures located in the project area are listed in, or eligible for listing in, the National Register. If properties that meet this criteria are found, the FHWA must consult with the NeSHPO to avoid or reduce any harm the highway might cause the property. Note that a property need not actually be listed in the National Register to be considered for protection, only to have been determined eligible for listing. This process is to take place early enough in the planning process to allow for alternatives that would avoid adverse effects to historic properties; i.e., in the example above, the modification of a new highway's right-of-way could avoid an archaeological site or historic barn.

It is important to note that public participation in this process is vital. The Section 106 process requires the federal agency to seek views of the public and interested parties if adverse effects to historic properties are discovered through consultation with the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHBS, and the National Register; but often the most valuable information comes from comments provided by the public. Section 106 was included in the National Historic Preservation Act to protect locally significant

historic properties from unwitting federal action. It is truly a law that gives the public a voice in an unwieldy bureaucratic system.

For more information about Section 106 review, please contact a member of the Federal Agency Review staff of the NeSHPO listed in Nebraska State Historic Preservation Office Contacts.

Public Outreach and Education

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spend considerable time conducting public meetings and workshops and disseminating information to the public.

The NeSHPO's goal is to assist local individuals, groups, and governments understand, promote,

and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

The above short descriptions are meant to orient the reader to the NeSHPO programs within the larger mission of the NSHS. As all NeSHPO programs originate from a common source - the National Historic Preservation Act - they work best when they work together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve... the public.

For more information about the NeSHPO or the programs described above, please call (402) 471-4787 or 1-800-833-6747. Information is also available at the Nebraska State Historical Society web page at www.nebraskahistory.org.

Nebraska State Historic Preservation Office Contacts

Lawrence Sommer, Director
Nebraska State Historical Society
State Historic Preservation Officer
Telephone: (402) 471-4745
E-mail: Nshs@nebraskahistory.org

L. Robert Puschendorf, Associate Director
Deputy State Historic Preservation Officer
Telephone: (402) 471-4769
E-mail: HPNSHS@nebraskahistory.org

Teresa Fatemi, Staff Assistant
Telephone: (402) 471-4768
E-mail: TFATEMI@nebraskahistory.org

Jennifer Little, Staff Assistant
Telephone: (402) 471-4787
E-mail: HPNSHS@nebraskahistory.org

Nebraska Historic Buildings Survey

Jill Ebers, Survey Coordinator
Telephone: (402) 471-4773
E-mail: jebers@mail.state.ne.us

Bill Callahan, Program Associate
Telephone: (402) 471-4788
E-mail: CALLAHAN@nebraskahistory.org

National Register of Historic Places

Stacy Stupka-Burda, National Register Specialist
Telephone: (402) 471-4770
E-mail: sstupkab@mail.state.ne.us

Bill Callahan, Program Associate
Telephone: (402) 471-4788
E-mail: CALLAHAN@nebraskahistory.org

Greg Miller, Historian
Telephone: (402) 471-4775
E-mail: GMILLER@nebraskahistory.org

Jill Ebers, Survey Coordinator
Telephone: (402) 471-4773
E-mail: jebers@mail.state.ne.us

Preservation Tax Incentives

Melissa Dirr
Telephone: (402) 471-3352
E-mail: MDIRR@nebraskahistory.org

Certified Local Governments

Bill Callahan, Coordinator
Telephone: (402) 471-4788
E-mail: CALLAHAN@nebraskahistory.org

Federal Agency Review (Section 106 Review)

Greg Miller, Historian
Telephone: (402) 471-4775
E-mail: GMILLER@nebraskahistory.org

Bill Callahan, Program Associate
Telephone: (402) 471-4788
E-mail: CALLAHAN@nebraskahistory.org

Stacy Stupka-Burda
Telephone: (402) 471-4770
E-mail: sstupkab@mail.state.ne.us

Archaeology

Terry Steinacher, Archaeology Program Assoc.
Telephone: (308) 665-2918
E-mail: tsteinach@bbc.net

The NeSHPO personnel above, excluding Mr. Steinacher, may also be reached by dialing (800) 833-6747

State of Nebraska Historic Preservation Board Members

Fred Alley, Chair - North Platte
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APPENDIX A: LIST OF SURVEYED PROPERTIES

<u>NeHBS No.</u>	<u>Property Name</u>	<u>Address</u>	<u>Vicinity</u>
RURAL			
NH00-002	Cloverdale School	Rural	Howe
NH00-003	McComas House	Rural	Brownville
NH00-004	Furnas House & Nursery	Rural	Brownville
NH00-005	Aspinwall Townsite	Rural	Nemaha
NH00-007	McCandless School	Rural	Nemaha
NH00-009	Barn	Rural	Nemaha
NH00-015	Bennet-Furnas House	Rural	Brownville
NH00-016	Barn	Rural	Brownville
NH00-020	Coryell Park	Rural	Johnson
NH00-022	Barn	Rural	Brownville
NH00-023	Maple Grove School	Rural	Nemaha
NH00-026	Farmhouse	Rural	Brownville
NH00-027	Stone House & Large Barn	Rural	Auburn
NH00-029	Outbuildings	Rural	Johnson
NH00-030	Farmhouse	Rural	Johnson
NH00-032	St John's Lutheran Church	Rural	Johnson
NH00-033	Frame Schoolhouse	Rural	Auburn
NH00-034	Hickory Grove School--Dist. #27	Rural	Auburn
NH00-037	Polygonal Barn	Rural	Howe
NH00-040	Steel Overhead Truss Bridge	Rural	Howe
NH00-043	St. James Cemetery	Rural	Johnson
NH00-044	Public School Dist. #45	Rural	Johnson
NH00-045	Farmhouse	Rural	Johnson
NH00-047	Grube Barn	Rural	Johnson
NH00-048	Zion Lutheran Church	Rural	Johnson
NH00-049	Outbuildings	Rural	Johnson
NH00-051	Farmstead	Rural	Johnson
NH00-052	H.H. Dirks Farmstead	Rural	Johnson
NH00-053	Farmstead	Rural	Auburn
NH00-054	Gothic Revival Barn	Rural	Auburn
NH00-057	Den House	Rural	Brownville
NH00-059	Brick Farmhouse	Rural	Brownville
NH00-060	London Cemetery	Rural	Auburn
NH00-063	Barn & Outbuildings	Rural	Auburn
NH00-064	Outbuildings	Rural	Auburn
NH00-065	Highland School	Rural	Auburn
NH00-066	Gabled Ell Farmhouse	Rural	Peru
NH00-068	School	Peru State College Campus	Peru
NH00-072	Barns	Rural	Brownville
NH00-075	Austrian Pine Stock Farm	Rural	Johnson
NH00-076	Elden Neddenriep Farmstead	Rural	Johnson
NH00-078	Zabel Homestead	Rural	Johnson
NH00-079	C.D. Hahn Place	Rural	Johnson
NH00-080	Walter Knippelmeier Farmstead	Rural	Johnson
NH00-081	Steven Hahn Birthplace	Rural	Johnson
NH00-084	Mrs. Mox Hillers House	Rural	Johnson
NH00-085	Brownville Bridge	Rural	Brownville
NH00-087	Bridge over unnamed creek	Rural	Johnson
NH00-093	Stone Culvert	Rural	Howe

NH00-094	Limestone Bridge	Rural	Brock
NH00-095	Honey Creek Bridge	Rural	Peru
NH00-096	Muddy Creek Bridge	Rural	Johnson
NH00-097	Whiskey Run Bridge	Rural	Nemaha
NH00-098	Culvert	Rural	Howe
NH00-100	Sheridan Cemetery and Esther Chapel	Rural	Auburn
NH00-101	Farington Field	Rural	Auburn
NH00-103	American Foursquare Farmhouse	Rural	Nemaha
NH00-104	Derooin Creek Bridge	Rural	Nemaha
NH00-105	Derooin Creek Bridge	Rural	Nemaha
NH00-106	Derooin Creek Bridge	Rural	Nemaha
NH00-107	Farmstead with Queen Anne House	Rural	Nemaha
NH00-108	Barn	Rural	Nemaha
NH00-109	Front-Gabled Farmhouse	Rural	Nemaha
NH00-110	Bungalow Farmhouse	Rural	Nemaha
NH00-111	Nemaha Cemetery	Rural	Nemaha
NH00-112	Farmstead with Bungalow House	Rural	Nemaha
NH00-113	Farmstead with Side-Gabled House	Rural	Nemaha
NH00-114	American Foursquare Farmhouse	Rural	Nemaha
NH00-115	Prairie Cube Farmhouse	Rural	Nemaha
NH00-116	Farmstead with Bungalow House	Rural	Nemaha
NH00-117	Happy Hollow Creek Bridge	Rural	Nemaha
NH00-118	Bungalow Farmhouse	Rural	Nemaha
NH00-119	Happy Hollow Creek Bridge	Rural	Nemaha
NH00-120	Farmstead with Side-Gabled House	Rural	Auburn
NH00-121	Bungalow Farmhouse	Rural	Brownville
NH00-122	Farmstead with Side-Gabled House	Rural	Brownville
NH00-123	American Foursquare Farmhouse	Rural	Nemaha
NH00-124	Bridge over Unnamed Creek	Rural	Howe
NH00-125	Farmstead with Prairie Cube House	Rural	Howe
NH00-126	Farmstead with Bungalow House	Rural	Howe
NH00-127	Queen Anne Farmhouse	Rural	Nemaha
NH00-128	Bridge over Unnamed Creek	Rural	Howe
NH00-129	Barn	Rural	Howe
NH00-130	Bridge over Indian Creek	Rural	Howe
NH00-131	Farmstead over Gabled Ell House	Rural	Howe
NH00-132	Farmstead with Bungalow House	Rural	Howe
NH00-133	Side-Gabled Farmhouse	Rural	Howe
NH00-134	Front-Gabled Farmhouse	Rural	Howe
NH00-135	Bridge over Whiskey Run	Rural	Nemaha
NH00-136	American Foursquare Farmhouse	Rural	Nemaha
NH00-137	Kite Family Cemetery	Rural	Howe
NH00-138	Prairie Cube Farmhouse	Rural	Howe
NH00-139	Bridge over Hughes Creek	Rural	Auburn
NH00-140	Howell Family Cemetery	Rural	Howe
NH00-141	Farmstead with Bungalow House	Rural	Howe
NH00-142	Gabled Ell Farmhouse	Rural	Howe
NH00-143	Bedford Cemetery	Rural	Howe
NH00-144	Farmstead with Bungalow House	Rural	Howe
NH00-145	Bridge over Hughes Creek	Rural	Howe
NH00-146	Bridge over Hughes Creek	Rural	Howe
NH00-147	Railroad Culvert	Rural	Howe
NH00-148	Barn	Rural	Howe
NH00-149	Barns	Rural	Howe
NH00-150	Queen Anne Barn	Rural	Howe
NH00-151	Barn	Rural	Auburn

NH00-152	Gabled Ell Farmhouse	Rural	Auburn
NH00-153	Gothic Revival Barn	Rural	Auburn
NH00-154	Farmstead with Gabled Ell House	Rural	Auburn
NH00-155	Bungalow Farmhouse	Rural	Auburn
NH00-156	Bungalow Farmhouse	Rural	Auburn
NH00-157	Limestone House	Rural	Howe
NH00-158	Bridge over Little Muddy Creek	Rural	Howe
NH00-159	Pleasant View Cemetery	Rural	Howe
NH00-160	Bridge over Little Muddy Creek	Rural	Howe
NH00-161	American Foursquare Farmhouse	Rural	Howe
NH00-162	Cemetery	Rural	Howe
NH00-163	Farmstead with Bungalow House	Rural	Auburn
NH00-164	Bridge over Long Branch Creek	Rural	Johnson
NH00-165	Farmstead	Rural	Johnson
NH00-166	St. Frederick Cemetery	Rural	Johnson
NH00-167	Prairie Cube Farmhouse	Rural	Johnson
NH00-168	School	Rural	Johnson
NH00-169	Trinity Lutheran Cemetery	Rural	Johnson
NH00-170	Farmstead with Front-Gabled House	Rural	Johnson
NH00-171	Martin Luther Church	Rural	Johnson
NH00-172	Farmstead with Bungalow House	Rural	Johnson
NH00-173	Bridge over Muddy Creek	Rural	Johnson
NH00-174	Farmstead with Side-Gabled House	Rural	Johnson
NH00-175	Bungalow Farmhouse	Rural	Johnson
NH00-176	Side-Gabled Farmhouse	Rural	Howe
NH00-177	Prairie Cube Farmhouse	Rural	Johnson
NH00-178	Farmstead with Bungalow House	Rural	Johnson
NH00-179	Mt. Zion Cemetery	Rural	Johnson
NH00-180	Farmstead with Bungalow House	Rural	Johnson
NH00-181	Farmstead	Rural	Johnson
NH00-182	Farmstead	Rural	Johnson
NH00-183	Barn	Rural	Johnson
NH00-184	American Foursquare Farmhouse	Rural	Howe
NH00-185	Farmstead with Side-Gabled House	Rural	Johnson
NH00-186	Gabled Ell Farmhouse	Rural	Auburn
NH00-187	Bridge over unnamed creek	Rural	Auburn
NH00-188	Shingle Farmhouse	Rural	Johnson
NH00-189	Barn	Rural	Johnson
NH00-190	Barn	Rural	Johnson
NH00-191	Farmstead	Rural	Johnson
NH00-192	Farmstead	Rural	Johnson
NH00-193	Farmstead with Bungalow House	Rural	Johnson
NH00-194	St. Paul Hickory Grove Lutheran Cemetery	Rural	Johnson
NH00-195	Farmstead with Gabled Ell House	Rural	Johnson
NH00-196	Barn	Rural	Johnson
NH00-197	Farmstead	Rural	Johnson
NH00-198	Bridge over Muddy Creek	Rural	Johnson
NH00-199	American Foursquare Farmhouse	Rural	Johnson
NH00-200	Farmstead	Rural	Johnson
NH00-201	St. Mathew's Lutheran Cemetery	Rural	Johnson
NH00-202	Johnson Cemetery	Rural	Johnson
NH00-203	Farmstead with Gabled Ell House	Rural	Johnson
NH00-204	Barn	Rural	Johnson
NH00-205	Farmstead with American Foursquare House	Rural	Johnson
NH00-206	Clifton Cemetery	Rural	Johnson
NH00-207	Farmstead with Bungalow House	Rural	Johnson

NH00-208	Queen Anne Farmhouse	Rural	Auburn
NH00-209	Gas Station	Rural	Johnson
NH00-210	Farmstead with Bungalow House	Rural	Johnson
NH00-211	Barn	Rural	Johnson
NH00-212	Bungalow House	Rural	Brock
NH00-213	American Foursquare House	Rural	Johnson
NH00-214	Farmstead with American Foursquare House	Rural	Johnson
NH00-215	Barn	Rural	Brock
NH00-216	American Foursquare House	Rural	Johnson
NH00-217	Bridge over unnamed creek	Rural	Brock
NH00-218	Bridge over Jones Creek	Rural	Brock
NH00-219	Gabled Ell Farmhouse	Rural	Brock
NH00-220	Grant Evergreen Cemetery	Rural	Brock
NH00-221	American Foursquare Farmhouse	Rural	Brock
NH00-222	Farmstead with Bungalow House	Rural	Brock
NH00-223	Farmstead with Side-Gabled House	Rural	Brock
NH00-224	Bridge over Houchens Creek	Rural	Brock
NH00-225	Farmstead with Bungalow House	Rural	Brock
NH00-226	Front Gabled House	Rural	Brock
NH00-227	Bridge over unnamed creek	Rural	Auburn
NH00-228	Railroad Bed	Rural	Brock
NH00-229	Farmstead with American Foursquare House	Rural	Brock
NH00-230	Farmstead	Rural	Brock
NH00-231	Bridge over unnamed creek	Rural	Brock
NH00-232	Barn	Rural	Brock
NH00-233	Bridge over unnamed creek	Rural	Brock
NH00-234	Bridge over Houchens Creek	Rural	Brock
NH00-235	Bungalow House	Rural	Brock
NH00-236	Barn	Rural	Brock
NH00-237	Hawley Farmstead	Rural	Brock
NH00-238	Linden Cemetery	Rural	Auburn
NH00-239	Farmhouse	Rural	Auburn
NH00-240	Bridge over Rock Creek	Rural	Auburn
NH00-241	Barn	Rural	Auburn
NH00-242	Glen Rock Cemetery	Rural	Julian
NH00-243	Italianate House	Rural	Julian
NH00-244	Farmstead with Pyramid-Roof House	Rural	Brock
NH00-245	Pipeline Station	Rural	Brock
NH00-246	Lafayette Cemetery	Rural	Brock
NH00-247	Bridge over unnamed creek	Rural	Brock
NH00-248	Bridge over unnamed creek	Rural	Brock
NH00-249	Farmstead with Front-Gabled House	Rural	Brock
NH00-250	Farmstead with Front-Gabled House	Rural	Julian
NH00-251	Farmstead with Side-Gabled House	Rural	Julian
NH00-252	St. Paul Lutheran Cemetery	Rural	Julian
NH00-253	Bungalow Farmhouse	Rural	Julian
NH00-254	St. Bernard's Catholic Church & Cemetery	Rural	Julian
NH00-255	American Foursquare House	Rural	Julian
NH00-256	Farmstead with Bungalow House	Rural	Julian
NH00-257	Farmstead with Gabled Ell House	Rural	Julian
NH00-258	Bridge over unnamed creek	Rural	Julian
NH00-259	Farmstead with Side-Gabled House	Rural	Julian
NH00-260	Bridge over unnamed creek	Rural	Julian
NH00-261	Bridge over unnamed creek	Rural	Peru
NH00-262	Bridge over unnamed creek	Rural	Peru
NH00-263	Side Gabled House	Rural	Peru

NH00-264	Mt. Vernon Cemetery	Rural	Peru
NH00-265	Farmstead with American Foursquare House	Rural	Auburn
NH00-266	Bungalow House	Rural	Peru
NH00-267	Bridge over unnamed creek	Rural	Peru
NH00-268	Railroad Bridge	Rural	Brownville
NH00-269	Front-Gabled House	Rural	Brownville
NH00-270	Locust Grove District 32 School	Rural	Brownville
NH00-271	Farmstead with American Foursquare House	Rural	Julian
NH00-272	American Foursquare House	Rural	Peru
NH00-273	Bungalow House	Rural	Peru
NH00-274	Pyramid-Roof House	Rural	Peru
NH00-275	Honey Creek School	Rural	Peru
NH00-276	Underground Vault	Rural	Peru
NH00-277	Farmstead with Bungalow House	Rural	Peru
NH00-278	Farmstead with Bungalow House	Rural	Julian
NH00-279	Highland Methodist Cemetery	Rural	Auburn
NH00-280	House	Rural	Auburn
NH00-281	Bungalow House	Rural	Auburn
NH00-282	Bungalow House	Rural	Peru
NH00-283	Bethal Community Church	Rural	Auburn
NH00-284	Highland Baptist Cemetery	Rural	Auburn

AUBURN

NH01-001	Italianate House	1108 10 th Street
NH01-002	Auburn Police & Fire Department	SEC 11 th & J
NH01-003	Garage	E side J btw 11 th & 12 th
NH01-004	Methodist Episcopal Church	SEC 12 th & L
NH01-005	Reed-Clarke House	1204 N Street
NH01-006	Queen Anne House	S side Central btw P & Q
NH01-007	Queen Anne House	1423 13 th Street
NH01-008	House	1316 13 th Street
NH01-009	Queen Anne House	1202 13 th Street
NH01-010	Queen Anne House	1120 14 th Street
NH01-011	Italianate House	1123 14 th Street
NH01-012	Queen Anne House	SS 14 th btw L & M
NH01-013	Queen Anne House	1310 14 th Street
NH01-014	Front-Gabled House	1305 14 th Street
NH01-015	Dutch Colonial Revival House	1506 O Street
NH01-016	Craftsman House	1221 15 th Street
NH01-017	Queen Anne House	1209 15 th Street
NH01-018	Auburn Public Library	1118 15 th Street
NH01-019	Church of Christ	NWC 15 th & Courthouse
NH01-020	Queen Anne House	N side 16 th Street btw J & K
NH01-021	House	1211 16 th Street
NH01-022	House	1222 16 th Street
NH01-023	Dutch Colonial Revival Residence	SEC 17 th & O
NH01-024	Queen Anne House	1419 17 th Street
NH01-025	Greek Revival House	1703 N Street
NH01-026	Front-Gabled House	NEC 17 th & M
NH01-027	Midway Grocery	NWC 17 th & Courthouse
NH01-028	Bungalow House	1614 K Street
NH01-029	Queen Anne House	1021 17 th Street
NH01-030	Queen Anne House	1710 K Street
NH01-031	Italianate House	NWC 18 th & K
NH01-032	Queen Anne House	1721 18 th Street
NH01-033	Queen Anne House	1722 Courthouse Avenue

NH01-034	Gabled Ell House	1418 18 th Street
NH01-035	Avenue Apartments	1301 19 th Street
NH01-036	Greek Revival House	1120 19 th Street
NH01-037	Side-Gabled House	1223 20 th Street
NH01-038	Dutch Colonial Revival House	NEC 21 st & P
NH01-039	Patrick Daughterty House	2200 North Street
NH01-040	Side-Gabled House	2200 N Street
NH01-041	St. Joseph's Catholic Church	NEC 23 rd & N
NH01-042	Auburn Grain Company	S end Q Street
NH01-043	First National Bank	NWC 12 th & J
NH01-044	Hetzel's Block	SEC 12 th & J
NH01-045	New Opera House	921 Central Avenue
NH01-046	Mutz Brothers Confectionary	917 Central Avenue
NH01-047	Commercial Block	1202-06 J Street
NH01-048	Keedy Convention Hall	1005 Central Avenue
NH01-049	Commercial Building	SEC 12 th & K
NH01-050	Queen Anne House	NEC 12 th & H
NH01-051	Commercial Building	W of NH01-043 on Central
NH01-052	Gilman-Armstrong Co's. Department Store	918-22 Central Avenue
NH01-053	Arnold Furniture Store	1213 J Street
NH01-054	Nemaha County Bank	1217 J Street
NH01-055	Commercial Building	1300-02 Courthouse Avenue
NH01-056	Auburn Post Office	1320 Courthouse Avenue
NH01-057	Church Howe House	919 16 th Street
NH01-058	Dutch Colonial Revival House	909 16 th Street
NH01-059	Queen Anne House	1418 H Street
NH01-060	Queen Anne House	820 15 th Street
NH01-061	Cooper House	712 13 th Street
NH01-062	Queen Anne House	721 13 th Street
NH01-063	Period Revival House	802 13 th Street
NH01-064	Vernacular House	806 13 th Street
NH01-065	Vernacular House	808 13 th Street
NH01-069	Legion Memorial Park	E side J Street btw 10 th & 11 th
NH01-070	Allison Pharmacy	W side J Street btw Central & 11 th
NH01-071	Grand Central Hotel	W side J Street btw Central & 11 th
NH01-072	Last Chance Locksmith	1110 J Street
NH01-073	Lot A Books	1108 J Street
NH01-074	Hair and More Salon	1106 J Street
NH01-075	Auburn Radiator Repair	1115 J Street
NH01-076	Out of Bounds Bar	914 Central Avenue
NH01-077	Nemaha Professional Building	916 Central Avenue
NH01-078	Water Treatment Plant	NWC 9 th & G
NH01-079	I.O.O.F. Lodge	1900 O Street
NH01-080	Holly's Hobby Café	W side O St btw 19 th & 20 th
NH01-081	Herman Andreson Store	1914 O Street
NH01-082	Auburn State Bank	1920 O Street
NH01-083	Hemmingsen Funeral Home	1922 O Street
NH01-084	Nemaha Valley Museum	1421-23 19 th Street
NH01-085	Nemaha County Courthouse	1824 N Street
NH01-086	First United Presbyterian Church	1322 19 th Street
NH01-087	American Foursquare House	1820 Courthouse
NH01-088	Commercial Building	S side 19th St btw M & N
NH01-089	Carson National Bank	1901 N Street
NH01-090	Commercial Building	NEC 20 th & O
NH01-092	Croan-Cornell House	2503 O Street
NH01-093	Greene's Bakery & Ice Cream	1304 Courthouse Avenue

NH01-094	Vernacular House	E end 10 th Street
NH01-095	Commercial Building	1401 19 th Street
NH01-096	Auburn Fruit & Produce Company	1403 19 th Street
NH01-097	Business Block	1405-09 19 th Street
NH01-099	Commercial Building	1916 O Street
NH01-100	Commercial Building	W side O Street btw 19 th & 20 th
NH01-101	Herald Printing	1903 N Street
NH01-102	Commercial Building	1905 N Street
NH01-103	The Gym/Laundromat	W side O Street btw 18 th & 19 th
NH01-104	Nemaha Valley Museum	W side O Street btw 18 th & 19 th
NH01-105	Henry Kuhlman Restaurant	912 Central Avenue
NH01-106	Bungalow House	1416 17 th Street
NH01-107	Car Dealership	N side Central btw I & H
NH01-108	Dutch Colonial Revival House	1120 9 th Street
NH01-109	Queen Anne House	1115 11 th Street
NH01-111	Bungalow House	2401 P Street
NH01-112	Bungalow House	1107 6 th Street
NH01-113	Front-Gabled House	1418 10 th Street
NH01-114	Vernacular House	1313 10 th Street
NH01-115	Bungalow House	818 K Street
NH01-116	Vernacular House	817 K Street
NH01-117	Vernacular House	1013 M Street
NH01-118	Queen Anne House	1010 M Street
NH01-119	American Foursquare House	1100 O Street
NH01-120	Tudor Revival House	1508 F Street
NH01-121	Auburn Elevator Company	NEC F & 9 th
NH01-122	Vernacular House	1100 G Street
NH01-123	Bungalow House	611 11 th Street
NH01-124	Vernacular House	721 11 th Street
NH01-125	American Foursquare House	900 10 th Street
NH01-126	Commercial Vernacular	SWC J & 7 th
NH01-127	Nebraska National Guard Armory	E side J Street btw 6 th & 7 th
NH01-128	Contemporary House	1604 G Street
NH01-129	Bungalow House	702 14 th Street
NH01-130	Queen Anne House	622 14 th Street
NH01-131	Bungalow House	801 13 th Street
NH01-132	Bungalow House	814 13 th Street
NH01-133	Bungalow House	815 13 th Street
NH01-134	Italianate House	819 13 th Street
NH01-135	American Foursquare House	1517 I Street
NH01-136	Vernacular House	700 13 th Street
NH01-137	Queen Anne House	703 13 th Street
NH01-138	Tudor Revival House	706 14 th Street
NH01-140	Bungalow House	907 16 th Street
NH01-141	International House	820 17 th Street
NH01-142	Queen Anne House	1100 L Street
NH01-143	Vernacular House	1202 11 th Street
NH01-144	American Foursquare House	1423 13 th Street
NH01-145	Vernacular House	1413 O Street
NH01-146	Bungalow House	1414 17 th Street
NH01-147	Queen Anne House	1518 N Street
NH01-148	Bungalow House	1320 15 th Street
NH01-149	Colonial Revival House	1218 N Street
NH01-150	Queen Anne House	1021 23 rd Street
NH01-151	Queen Anne House	1218 L Street
NH01-152	Georgian Revival House	1306 23 rd Street

NH01-153	Italianate House	1702 23 rd Street
NH01-154	Georgian Revival House	2212 P Street
NH01-155	Queen Anne House	2118 P Street
NH01-156	Vernacular House	1803 P Street
NH01-157	Queen Anne House	SEC 18 th & P
NH01-158	Vernacular House	2001 N Street
NH01-159	Queen Anne House	2203 M Street
NH01-160	Bungalow House	2021 M Street
NH01-161	Ranch House	725 23 rd Street
NH01-162	American Foursquare House	1220 M Street
NH01-163	American Foursquare House	1303 13 th Street
NH01-164	Vernacular House	1415 M Street
NH01-165	Craftsman House	1222 16 th Street
NH01-166	Queen Anne House	1612 M Street
NH01-167	Queen Anne House	1700 Courthouse
NH01-168	Bungalow House	1711 L Street
NH01-169	Bungalow House	1715 L Street
NH01-170	Queen Anne House	1021 18 th Street
NH01-171	American Foursquare House	1709 K Street
NH01-172	Craftsman House	1101 17 th Street
NH01-173	Front-Gabled House	1022 17 th Street
NH01-174	Two Story Cube House	1208 13 th Street
NH01-175	Front-Gabled House	1115 14 th Street
NH01-176	Queen Anne House	1119 14 th Street
NH01-177	Craftsman House	1214 15 th Street
NH01-178	Bungalow House	1010 15 th Street
NH01-179	Bungalow House	1011 15 th Street
NH01-180	Side-Gabled House	1010 16 th Street
NH01-181	Bungalow House	1013 16 th Street
NH01-182	Auburn Municipal Power	1517 16 th Street
NH01-183	Queen Anne House	1211 17 th Street
NH01-184	Dutch Colonial Revival House	1015 18 th Street
NH01-185	French Second Empire House	1115 18 th Street
NH01-186	Prairie Cube House	1320 18 th Street
NH01-187	American Foursquare House	1813 Courthouse
NH01-188	Side-Gabled House	1621 Courthouse
NH01-189	Vernacular House	1617 Courthouse
NH01-190	Bungalow House	1109 14 th Street
NH01-191	Vernacular House	2202 O Street
NH01-192	Bungalow House	1521 J Street
NH01-193	Side-Gabled House	W side J Street btw 15 th & 16 th
NH01-194	Bungalow House	1512 J Street
NH01-195	Front-Gabled House	1421 J Street
NH01-196	Vernacular House	1412 J Street
NH01-197	Bungalow House	1700 J Street
NH01-198	Vernacular House	1702 J Street
NH01-199	Bungalow House	1800 J Street
NH01-200	St. Paul Lutheran Church	W side O Street btw 20 th & 21 st
NH01-201	Prairie Cube House	1114 Central
NH01-202	American Foursquare House	1215 Central
NH01-203	Colonial Revival House	1221 Central
NH01-204	Queen Anne House	1303 Central
NH01-205	Side-Gabled House	1419 Central
NH01-206	Auburn Auto Center	N side Central btw H & I
NH01-207	Hansen Chrysler	SWC Central & H
NH01-208	Hansen Chrysler	S side Central btw H & I

NH01-209	Commercial Building	809 Central
NH01-210	Bulldog Auto Parts	S side Central btw H & I
NH01-211	Auburn Fruit & Service Company	905 Central
NH01-212	F.M. & L.C. Merrick Store	911 Central
NH01-213	Engles Agency	913 Central
NH01-214	M. Furlong Store	915 Central
NH01-215	Auburn Chamber of Commerce	1211 J Street
NH01-216	State Theater	NEC 13 th & J
NH01-217	Flowers Plus	1208-10 J Street
NH01-218	Western Public Services Company Office	1009 Central
NH01-219	Commercial Building	S side Central btw J & K
NH01-220	House	SEC M & Central
NH01-221	House	SWC M & Central
NH01-222	House	S side Central btw N & O

BROCK

NH02-001	Brock School	SWC 10 th & Main
NH02-003	Methodist Church	NEC 7 th & Main
NH02-004	Elevator	NEC 6 th & Walnut
NH02-005	Queen Anne House	NWC 9 th & Johnson
NH02-006	Bungalow House	512 6 th Street
NH02-007	Root Cellar	W side Johnson btw 5 th & 6 th
NH02-008	Bungalow House	511 Lafayette
NH02-009	Pyramid Roof House	802 Lafayette
NH02-010	Garage	NWC Main & 8 th
NH02-011	Bungalow House	SWC Walnut & 7 th
NH02-012	Pyramid Roof House	712 Walnut
NH02-013	Neoclassical Revival House	NWC 11 th & S. Walnut
NH02-014	Bungalow House	1501 S. Main
NH02-015	Brock Watertower	E side Main between 13 th & 14 th
NH02-016	Bungalow House	1113 S. Main
NH02-017	Brock Masonic Lodge	912 S. Main

BROWNVILLE

NH03-001	Anthony P. Cogswell House	NEC 1 st & Nemaha
NH03-003	Burlington Northern Depot	1 st Street near Main
NH03-004	Shadley House	S side Water btw 1 st and Wharf
NH03-005	George W. Neely House	SWC Wharf & Water
NH03-006	Side-Gabled House	SEC 1 st & Atlantic
NH03-007	Muir House	SEC 2 nd & Atlantic
NH03-009	Side-Gabled House	NWC 3 rd & Atlantic
NH03-010	John L. Colhapp House	N side Atlantic btw 3 rd & 4 th
NH03-014	Bratton-Minick House	NEC 6 th & Atlantic
NH03-015	Nace House	S side Atlantic btw 6 th & 7 th
NH03-016	Hoover House	SEC 6 th & Nemaha
NH03-017	Frame House	NEC 6 th & Nemaha
NH03-019	Lewis Hill House	SWC 6 th & Water
NH03-020	Furnas House	E side 6 th Street btw Richard & Water
NH03-021	Brown-Carson House	SEC 3 rd & Main
NH03-022	Brownville House	N side Main btw 2 nd & 3 rd
NH03-023	Opera House	S side Main btw 2 nd & 3 rd
NH03-024	Brownville Post Office	S side Main btw 2 nd & 3 rd
NH03-025	Middleton Shop Reconstruction	SEC 2 nd & Main
NH03-026	Lone Tree Saloon-Brownville Mills	N side Main btw 1 st & 2 nd
NH03-027	Masonic Building	N side Main btw 2 nd & 3 rd
NH03-028	Carson Carriage House	E side 3 rd btw Water & Main

NH03-029	Steel Truss Bridge	3 rd Street across Brewery Run
NH03-030	Vernacular House	S side Main btw 3 rd & 4 th
NH03-031	Side-Gabled House	S side Main btw 3 rd & 4 th
NH03-033	Cyrus Polock House	N side Water btw 3 rd & 4 th
NH03-034	Abbot G. Gates House	W side 4 th btw Main & Water
NH03-034	Gates-McLaughlin House	SWC 4 th & Water
NH03-035	John J. Mercer House	SWC 4 th & Water
NH03-036	Brownville School	SWC 3 rd & Water
NH03-037	Methodist Church	S side Water btw 4 th & 5 th
NH03-039	Lewis-Wibley House	618 Main Street
NH03-040	Thompson-Lowman House	NEC 5 th & Water
NH03-041	Side-Gabled House	504 Main Street
NH03-042	Front-Gabled House	S side Main btw 4 th & 5 th
NH03-044	Benson M. Bailey House	N side Main btw 4 th & 5 th
NH03-045	Worthing-Baker House	SWC Main & 4 th
NH03-046	Gabled Ell House	NEC Main & 4 th
NH03-047	Atkinson-Tipton House	S end 4 th Street
NH03-048	Theodore Hill House	NWC 1 st & Allen
NH03-050	The Beehive	E side 2 nd btw Water & Richard
NH03-052	Robert C. Dueser House	S side Water btw 1 st & 2 nd
NH03-053	Village Theater-Old Christian Church	N side Water btw 2 nd & 3 rd
NH03-055	Timothy McLaughlin House	SEC Richard & 1 st
NH03-056	Steven's House	S side Nebraska btw 1 st & 2 nd
NH03-057	Side-Gabled House	NWC 2 nd & Nemaha
NH03-059	Merriwether Lewis Dredge	Brownville State Recreation Area
NH03-062	Walnut Grove Cemetery	N end 7 th Street
NH03-065	Brownville Cannon	Brownville Wheel Museum
NH03-066	Frame Cupola	SWC Water & 6 th
NH03-067	Brownville Wheel Museum	S side Main btw 2 nd & 3 rd
NH03-068	Brownville Bazar	S side Main btw 2 nd & 3 rd

GLENROCK-NONE**HOWE**

NH05-004	United Methodist Church	SWC Lincoln & East
NH05-005	Sherman Feed & Supply	NWC Stone & Railroad
NH05-006	Concrete Bridge	Railroad Street
NH05-007	Howe School	SWC Lincoln & Stone

JOHNSON

NH06-001	St. Mathew Lutheran Church	SEC 2 nd & Mulberry
NH06-005	United Methodist Church	301 Chestnut
NH06-006	Side-Gabled House	308 Chestnut
NH00-007	Durst House	SEC Walnut & 4 th
NH06-011	Side Gabled House	013 Main
NH06-014	Pyramid-Roof House	415 Walnut
NH06-017	Queen Anne House	002 Mulberry
NH06-018	Side-Gabled House	303 Chestnut
NH06-019	Pyramid-Roof House	310 Maple
NH06-020	Queen Anne House	207 Maple
NH06-021	Bungalow House	113 Mulberry
NH06-022	Queen Anne House	E side Walnut btw 4 th & 5 th
NH06-023	Bungalow House	302 Walnut
NH06-024	House	109 Walnut
NH06-025	Front-Gabled House	108 Walnut
NH06-026	Grain Bunker	Main Street

NH06-027	Bungalow House	512 2 nd Street
NH06-028	Johnson Watertower	NEC 4 th & Main
NH06-029	Commercial Building	126 Main
NH06-030	Bank	125 Main
NH06-031	Blacksmith Shop	Next to 126 Main
NH06-032	Bungalow House	116 Main
NH06-033	Bungalow House	115 Main
NH06-034	Commercial Building	201 Main
NH06-035	Commercial Building	223 Main
NH06-036	Commercial Building	205 Main

JULIAN

NH07-001	Church	NWC 3rd & West
NH07-002	Church	SEC 3 rd & Stevenson
NH07-004	Gas Station	NWC 2 nd & West
NH07-005	Bungalow House	W side 4 th Street btw West & Main
NH07-006	Queen Anne House	305 3 rd Street
NH07-007	Pyramid-Roof House	503 3 rd Street
NH07-008	Queen Anne House	207 Greenwood
NH07-009	Pyramid-Roof House	S side Main btw 1 st & 2 nd
NH07-010	Bungalow House	N side West btw 2 nd & 3 rd
NH07-011	Commercial Building	N side West btw 1 st & 2 nd
NH07-012	Commercial Building	S side West btw 1 st & 2 nd
NH07-013	Commercial Building	N side West btw 1 st & 2 nd
NH07-014	I.O.O.F. Hall #107	S side West btw 1 st & 2 nd
NH07-015	Front-Gabled House	108 3 rd Street
NH07-016	Queen Anne House	111 3 rd Street
NH07-017	Queen Anne House	242 3 rd Street

NEMAHA

NH08-003	Christian Church	WC 3rd & Main
NH08-006	Nemaha United Methodist Church	SE side 1 st Street btw Nebraska & Otoe
NH08-010	Nemaha Public Library	NW side 1 st Street btw Main & Washington
NH08-011	Pyramid-Roof House	607 5th Street
NH08-012	Side-Gabled House	EC 3rd & Main
NH08-013	Nemaha Community Building	NC 1 st & Main
NH08-014	House	NC 4th & Washington
NH08-015	Bungalow House	WC Main & Kansas
NH08-016	Queen Anne House	NW side Kansas btw Nebraska & Otoe
NH08-017	Store	WC 1st & Washington
NH08-018	Front-Gabled House	715 1st Street

PERU

NH09-002	Side-Gabled House	308 5th Street
NH09-003	Gabled Ell House	111 5th Street
NH09-004	One-Story Cube House	513 5th Street
NH09-005	Dutch Colonial Revival House	W side 5th Street near Oregon
NH09-006	Dutch Colonial Revival House	916 5th Street
NH09-007	Christian Church	921 5th Street
NH09-008	Bungalow House	408 Washington
NH09-009	Two Story Cube House	1121 3rd Street
NH09-010	Thomas Jefferson Majors Farm	800 Mulberry
NH09-011	Park	W side 5th Street at Park Street
NH09-012	Iron Fence	W side 5th Street btw California & Park
NH09-013	Walkway	E side Cemetery River Road
NH09-014	St. Clara's Catholic Church	W side 6th Street btw Main & Park

NH09-015	Front-Gabled House	608 6th Street
NH09-016	Two-Story Cube House	920 6th Street
NH09-017	First Methodist Church	NEC 6th & Nebraska
NH09-019	Queen Anne House	1220 7th Street
NH09-020	Side-Gabled House	1104 7th Street
NH09-021	Wilson Majors House	NEC 8th & Mulberry
NH09-022	Peru State College Library	Peru State College Campus
NH09-023	Peru State College Gymnasium	Peru State College Campus
NH09-026	Peru State College Education Building	Peru State College Campus
NH09-028	Bank of Peru	NWC 5th and Park
NH09-031	One-Story Cube House	604 6th Street
NH09-032	Gabled Ell House	700 6th Street
NH09-033	Queen Anne House	520 Park
NH09-034	Front Gabled House	Btw 700 & 712 6 th Street
NH09-035	One-Story Cube House	805 6th Street
NH09-036	Side-Gabled House	Nxt to 800 6th Street
NH09-037	Bungalow House	812 6th Street
NH09-038	Bungalow House	817 6th Street
NH09-039	Queen Anne House	814 6th Street
NH09-040	Two-Story Cube House	807 7th Street
NH09-041	Stone Bridge	Intersection of California & 7th Street
NH09-042	Vernacular House	NEC 6th & Washington
NH09-043	American Foursquare House	NWC 6th & Washington
NH09-044	American Foursquare House	1117 6th Street
NH09-045	Vernacular House	1109 6th Street
NH09-046	American Foursquare House	SEC 6th & Nebraska
NH09-047	Colonial Revival House	601 Nebraska
NH09-048	Vernacular House	621 Oregon
NH09-049	Colonial Revival House	921 7th Street
NH09-050	Colonial Revival House	1108 7th Street
NH09-051	Vernacular House	1200 7th Street
NH09-052	Vernacular House	1200 8th Street
NH09-053	Tudor Revival House	NWC 8th & Washington
NH09-054	Vernacular House	805 Nebraska
NH09-055	Bungalow House	712 Nebraska
NH09-056	Bungalow House	708 Nebraska
NH09-057	Queen Anne House	819 Oregon
NH09-058	American Foursquare House	000 Oregon
NH09-059	Masonic Lodge	W Side 5th btw Park & Main
NH09-060	Store	W Side 5th btw Park & Main
NH09-061	Shooters Tavern	W Side 5th btw Park & Main
NH09-062	American Foursquare House	813 5th Street
NH09-063	Front Gable House	E Side 5th btw California & Oregon
NH09-064	American Foursquare House	901 5th Street
NH09-065	Queen Anne House	508 Nebraska
NH09-066	Vernacular House	NWC 5th & Nebraska
NH09-067	Vernacular House	1023 5th Street
NH09-068	Vernacular House	W Side 5th btw Nebraska & Kansas
NH09-069	Queene Anne House	1012 5th Street
NH09-070	American Foursquare House	1017 5th Street
NH09-071	Vernacular House	917 5th Street
NH09-072	Bungalow House	913 5th Street
NH09-073	Colonial Revival House	1812 Park
NH09-074	Gabled Ell House	1616 Park
NH09-075	Bungalow House	1609 Park
NH09-076	Two Story Cube House	1209 7th Street

NH09-077	Colonial Revival House	1201 7th Street
NH09-078	Gabled Ell House	616 Washington
NH09-079	American Foursquare House	612 Washington
NH09-080	Queen Anne House	1205 3rd Street
NH09-081	Bungalow House	1213 3rd Street
NH09-082	Vernacular House	708 3rd Street
NH09-083	Bungalow House	821 3rd Street
NH09-084	Vernacular House	201 Oregon
NH09-085	Vernacular House	1102 5th Street
NH09-086	American Foursquare House	W Side 5th btw Washington & Nebraska
NH09-087	Vernacular House	E Side 5th btw Washington & Nebraska
NH09-088	Bungalow House	1124 5th Street
NH09-089	Eliza Morgan Hall	Peru State College Campus
NH09-090	Administration Building	Peru State College Campus
NH09-091	Science Building	Peru State College Campus
NH09-092	Peru State College President's House	NWC 6th & Hoyt
NH09-093	Delzel Hall	Peru State College Campus
NH09-094	Oak Bowl Stadium	Peru State College Campus

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GLOSSARY

Art Moderne Style (circa 1930-1950). An architectural style featuring industrial technology and streamlined simplicity. Features include smooth, rounded corners, horizontal massing, details in concrete, glass block, aluminum, and stainless steel.

Association. Link of historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Balloon frame. A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

Bay window. A decorative window that projects out from the flat surface of an exterior wall, often polygonal in design. Bay windows are often seen on Queen Anne style buildings.

Boom-Town (circa 1850-1880). See false-front.

Brackets. Support members used under overhanging eaves of a roof, usually decorative in nature.

Building. A building is erected to house activities performed by people.

Bungalow/Craftsman Style (circa 1890-1940). An architectural style characterized by overhanging eaves, modest size, open porches with large piers and low-pitched roofs.

Circa, Ca., or c. At, in, or of approximately, used especially with dates.

Clapboard. Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular farm houses and their secondary buildings.

Column. A circular or square vertical support member.

Commercial Vernacular Style (circa 1860-1930). A form of building used to describe simply designed commercial buildings of the late nineteenth and early twentieth centuries, which usually display large retail windows and recessed entrances on the first floor.

Contributing (National Register definition). A building, site, structure, or object that adds to the historic associations, historic architectural qualities for which a property is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period.



Example of Commercial Vernacular style.

Contributing (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that meets the NeHBS criteria of integrity, historic association, historic architectural qualities, and was present during the period of significance. A property that contributes to the NeHBS is generally evaluated with less strictness than for an individual listing on the National Register, yet more strictness than a building which may “contribute” to a proposed National Register district.

Cross-Gable (circa 1860-1910). A vernacular building form typically two stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.

Design. Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of property.

Dormer. A vertical window projecting from the roof. Variations of dormer types can be based on the dormer’s roof form, for example shed dormer, gable dormers, and hipped dormers.

Dutch Colonial Revival Style (circa 1900-1940). A residential architectural style based on the more formal Georgian Revival style. This style is identified by its gambrel roof and symmetrical facade.

Eclectic Style (circa 1890-1910). An eclectic building displays a combination of architectural elements from various styles. It commonly resulted when a house designed in one architectural style was remodeled into another.

Elevation. Any single side of a building or structure.

Eligible. Properties that meet the National Parks Service Criteria for nomination and listing on the National Register of Historic Places.

Evaluation. Process by which the significance and integrity of a historic property are judged and eligibility for National Register of Historic Places (National Register) listing is determined.

Extant. Still standing or existing (as in a building, structure, site, and / or object).

False-front (circa 1850-1880). A vernacular building form which is typically a one-and-one-half story front gable frame building with a square facade that extends vertically in front of the front-facing gable. This gives an entering visitor the sense of approaching a larger building. This form is often used in the construction of a first-generation commercial building, thus is also known as “boom-town.”

Feeling. Quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

Fenestration. The arrangement of windows and other exterior openings on a building.

Foursquare Style (circa 1900-1930). Popularized by mail-order catalogues and speculative builders in the early twentieth century, this style is typified by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and one-story porch spanning the front facade.

Front Gable (circa 1860-1910). The vernacular form of a building, generally a house, in which the triangular end of the roof faces the street.

Gable. The vertical triangular end of a building from cornice or eaves to ridge.

Gabled Ell (circa 1860-1910). The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an “L”-shaped plan.

Gable end. The triangular end of an exterior wall.

Gable roof. A roof type formed by the meeting of two sloping roof surfaces.

Gambrel roof. A roof type with two slopes on each side.

High Victorian Gothic (circa 1865-1900). This architectural style drew upon varied European medieval sources and employed pointed arches and polychromatic details. The heavier detailing and more complex massing made this style popular for public and institutional buildings.

Hipped roof. A roof type formed by the meeting of four sloping roof surfaces.

Historic context. The concept used to group related historic properties based upon a theme, a chronological period, and / or a geographic area.

Historic siding materials

As asphalt building materials became more popular, companies such as Flinkote, Johns-Manville, Ruberoid, and Pabco began creating siding materials in addition to roof shingles. The asphalt roofing industry developed between 1903 and 1920, creating varied shingle sizes and shapes. The siding shingles were typically similar in color and design to the roofing shingles, but were larger in size. During the 1930s, the Flintkote Company offered a siding pattern that imitated bricks. During World War II the use of asbestos-cement siding and roofing materials rose to new levels, primarily as a result of the need to enclose munitions supplies with an easy assembled, inexpensive, fireproof material. The material became a popular residential building material following the war. Asbestos-cement siding shingles, also referred to as slate siding, came in a wide variety of colors, sizes, and textures. During production, asbestos fibers were typically bound with cement, causing the asbestos to be unable to breathe, and therefore limiting the health risk. The material proved popular because of building material shortages caused by the war, the efficient price, and the benefit of being fireproof. Companies that produced asphalt building materials, such as Johns-Manville, Ruberoid, and Pabco also produced asbestos materials. Advertisements from the 1950s show how popular these products were, and claimed that they could modernize a home, add fireproof protection, and were a permanent, no maintenance product. Production began during World War II, and some companies produced siding into the 1980s, although rising health concerns about the materials in the 1960s curtailed popularity. (Discussion adapted from Thomas C. Jester, ed., *Twentieth-Century Building Materials* [Washington D.C.: The McGraw-Hill Companies, 1995], 42, 250).



Example of Front Gable building form.



Example of Gabled Ell building form.

Integrity. Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period.

Italianate Style (circa 1870-1890). A popular style for houses, these square, rectangular, or L-shaped, two-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola.

Keystone. A wedge-shaped piece at the crown of an arch that locks the other pieces in place. It is seen most often over arched doors and window openings and is sometimes of a different material than the opening itself.

Late Gothic Revival Style (circa 1880-1920). A later version of the Gothic style, these buildings are generally larger and use heavy masonry construction. In churches, masonry is sometimes used throughout the structure. The pointed-arch window openings remain a key feature; however, designs are more subdued than those of the earlier period.

Location. Quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

Materials. Quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Mediterranean Revival (circa 1900-1940). These buildings are characterized by flat wall surfaces, often plastered, broken by a series of arches with terra cotta, plaster, or tile ornamentation. Details such as red tile roofs and heavy brackets are also commonly seen.

Multiple Property Nomination. The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

National Register of Historic Places (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices.

National Register of Historic Places Criteria. Established criteria for evaluation the eligibility of properties for inclusion in the National Register.

Neo-Classical Style (circa 1900-1920). An architectural style characterized by a symmetrical facade and usually includes a pediment portico with classical columns.

Noncontributing (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic

integrity nor is capable of yielding important information about the period.

Noncontributing (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that does not meet the NeHBS criteria of integrity, historic association, historic architectural qualities, or was not present during the period of significance. Noncontributing properties are not generally entered into, or kept in, the NeHBS inventory; however, exceptions do exist.

Object. An artistic, simple, and / or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments.

One-story Cube (circa 1870-1930). The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.



Example of One Story Cube building form.

Period of Significance. Span of time in which a property attained the significance for which it meets the National Register criteria.

Pony truss bridge (circa 1880-1920). A low iron or steel truss, approximately 5 to 7 feet in height, located alongside and above the roadway surface. Pony truss bridges often range in span lengths of 20 to 100 feet.

Portico. A covered walk or porch supported by columns or pillars.

Potentially eligible. Properties that may be eligible for listing on the National Register pending further research and investigation.

Property. A building, site, structure, and / or object situated within a delineated boundary.

Property type. A classification for a building, structure, site, or object based on its historic use or function.

Queen Anne Style (circa 1880-1900). A style that enjoyed widespread popularity, particularly in the eastern portion of Nebraska. These houses are typically two stories tall, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys and porches with gingerbread trim.



Example of Side Gable building form.

Setting. Quality of integrity applying to the physical environment of a historic property.

Shed roof. A roof consisting of one inclined plane.

Side Gable (circa 1860-1940). The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.

Significance. Importance of a historic property as defined by the National Register criteria in one or more

areas of significance.

Site. The location of a prehistoric or historic event.

Spanish Colonial Revival Style (circa 1900-1920). These buildings, which have a southwestern flavor, show masonry construction usually covered with plaster or stucco, red clay tiled hipped roofs and arcaded porches. Some facades are enriched with curvilinear and decorated roof lines.

Structure. Practical constructions not used to shelter human activities.

Stucco. A material usually made of Portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.

Tudor Revival Style (circa 1920-1940). A style that reflects a blend of variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.

Turret. A little tower that is an ornamental structure and projects at an angle from a larger structure.

Two -story Cube (circa 1860-1890). The vernacular form, generally for a house, which is a two-story building, box-like in massing, with a hipped roof, near absence of surface ornament, and simple exterior cladding such as brick, clapboard, or stucco.

Vernacular. A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

Workmanship. Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.